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CITY OF CAMARILLO GENERAL PLAN

HOUSING ELEMENT 2003

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City of Camarillo
General Plan Housing Element 2003

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INTRODUCTION

LEGAL REQUIREMENT

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (Government Code Section 65302(c)). The Element is to consist of an identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives and scheduled programs for the preservation, improvement and development of housing. It is also required to identify adequate sites for housing and to make adequate provision for the existing and projected needs of all economic segments of the community (Section 65583).

The guidelines adopted by the Department of Housing and Community Development (HCD) are also to be considered in the preparation of the Element (Section 65585). Periodic review of the Element is required to evaluate (1) the appropriateness of its goals, objectives and policies in contributing to the attainment of the state housing goals, (2) its effectiveness in attaining the city's housing goals and objectives and (3) the progress of its implementation (Section 65588).

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

A number of the General Plan Elements provide input to the Housing Element, while others serve as a means to carry out the goals and policies of the Housing Element. Three Elements in particular concern environmental or man-made factors that limit the location or type of housing that can be developed. They include: Safety, Noise, and Open Space and Conservation Elements. The first two of the Elements mentioned address hazards or nuisances that should be avoided in the location of housing, or mitigated in the construction of housing. The Open Space and Conservation Element concerns land resources that should be protected from development. All these factors will ultimately affect the type, location and cost of housing and could therefore also affect the community's ability to meet the goals of its Housing Element.

The Housing Element is affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the city. The Land Use Element projects the number and type of housing units that can be ultimately constructed in designating the total acreage and density of residential development. Acreage designated for commercial and industrial uses creates employment opportunities, which in turn, has the potential for creating a higher demand for housing in the city. The Circulation Element establishes the location and scale of proposed thoroughfares, streets and transportation routes that support and provide access to the proposed land use designations.

The review of the Housing Element in comparison to the other Elements of the General Plan shows a strong correlation between the policies and standards between the Elements. The locations of available sites for housing as described in this Element are based upon those sites designated under the Land Use Element. The development of the residential areas is tempered in accordance with the limitations and controls as indicated under the Open Space and Conservation Element, Safety Element, and Community Design Element.

DATA SOURCES

This Element's analyses are based on the 2000 U.S. Census and the Southern California Association of Government's (SCAG) 2000 Regional Housing Needs Assessment (RHNA). Supplemental data was obtained through field surveys and from the California State Department of Finance, the University of California Santa Barbara Economic Forecast Project for Ventura County, and the International Conference of Building Officials. In addition, the city's Consolidated Plan was a useful document in the preparation of the update of the Housing Element.

PUBLIC PARTICIPATION

Public participation was an important component in updating the General Plan Housing Element. Camarillo residents had opportunities to review, comment, and recommend policies and programs on the city's revised Housing Element. Public notice of the hearings were published in the local newspaper in advance of each hearing as well as posting notice on the cable television public access bulletin board as well as on the city's website. The revised Housing Element was available for public review at City Hall as well as at the Public Library. The document was also circulated to housing advocates and to nonprofit organizations representing the interests of lower-income persons and special needs groups. After receiving comments from the State Housing and Community Development Department, the city incorporated necessary changes to the Housing Element and prepared for adoption of the Element. This involved a study session by the City Council on June 12, 2002. As was done with the prior public hearings, the study session was televised citywide on the city's public access station.

The city incorporated the changes required by the state and circulated the document for public review and comment. This includes a study session and public hearings by the Planning Commission and the City Council. The city will publish notice in the local newspaper in advance of each hearing as well as posting the notice on the cable television bulletin board and the city website. The Revised Element will be available for public review at City Hall, as well as at the Public Library.

The update of the Housing Element utilizes the basic framework of the prior Housing Element. The 1989 Housing Element was written as part of the 1984 update of the General Plan and was subsequently updated in 1992. A citizens' committee was

established to provide input in the drafting of the 1984 update. The Element was reviewed by the city's Department of Community Development and subsequently reviewed by the State of California Department of Housing and Community Development.

Annual reviews of the Element have been accomplished in accordance with state law. The most recent annual report was placed on the city's website at the request of the State of California Department of Housing and Community Development as a resource for the public and other agencies to review. The updated Element addresses changes that have occurred since the Element was adopted and has been reviewed at public hearings before the Planning Commission and City Council.

CHAPTER ONE

POPULATION AND HOUSEHOLD CHARACTERISTICS

Through the analysis of certain demographic characteristics, population traits can be identified which affect the type of housing needed and the ability of households to pay for adequate housing. This chapter examines the following characteristics of the city's population, which are summarized in Table 1:

- ◆ Population and Growth Trends
- ◆ Age Composition
- ◆ Racial and Ethnic Composition
- ◆ Household Income
- ◆ Employment
- ◆ Household Size
- ◆ Group Quarters

A. POPULATION AND GROWTH TRENDS

The city has experienced steady growth over the last 10 years, 1990-2000, representing a 17.42 percent change from 1990. This growth rate is consistent with the county (11.41 percent) and state (12.79 percent), respectively. It appears that this trend will continue over the next 10 years. The state estimates a 15 percent increase over the next 10 years.

As of January 2000, the city's population was estimated to be 57,077 with approximately 21,946 dwelling units. This is an increase of approximately 9.13 percent in population and 17.16 percent in dwelling units from 1990. The city's estimated population is approximately 8.4 percent of the county's estimated population of 753,197.

B. AGE COMPOSITION

Ages of the city's residents are generally consistent with the state's profile; that is, about half of the population is in the young adult and middle age (18-54 years). However, the city's percentage of population 55 years and over is higher than the county and state average. Improvements in health care and physical facilities for the aged have also resulted in a greater proportion of the population surviving to age 65 and over than previously.

TABLE 1
SELECTED POPULATION CHARACTERISTICS

	<u>Camarillo</u>	<u>County</u>	<u>State</u>
Total Population (2000)	57,077*	753,197	33,871,648
Total Population (1990)	52,303	670,200	29,944,000
Percent Change, 1990-99	9.13%	12.3%	13.11%
Age Composition (2000)			
Under 18 years	25.3%	28.4%	27.3%
18 - 62 years	57.7%	61.4%	62.1%
65 years +	17.0%	10.2%	10.6%
Median Age (2000)			
	38.9	34.2	33.3
Racial Composition (2000)			
White	80.7%	69.9%	59.5%
African American	1.5%	1.9%	6.7%
Native American	0.5%	0.9%	1.0%
Asian American	7.2%	5.3%	10.9%
Other	6.3%	17.7%	16.8%
Hispanic Origin (may be of any race) (% of total pop.)(2000)	15.5%	33.4%	32.4%
Median Household Income (2000)			
	\$72,884	\$68,500	\$55,400
Average Household Size (2000)			
	2.62	3.04	2.87

Source: California Department of Finance, 1990 U.S. Census, 2000 U.S. Census, UCSB Economic Forecast Project

* The city believes that the Year 2000 census numbers are low. The city has submitted a request to the US Census for a review of the count and has submitted data in support of our request.

**Approximate estimate based on previous percentage increase--numbers are rounded.

C. RACIAL AND ETHNIC COMPOSITION

The racial and ethnic composition of the city differs significantly from that of the county and state in many respects. Approximately 80.7 percent of city residents are white, contrasted with 69.9 percent and 59.5 percent for the county and state, respectively. The city's proportion of minority racial population (19.3 percent) is half of the state's (40.5 percent). The low percentage of African American residents (1.5 percent) is consistent with the statewide pattern of blacks being concentrated in metropolitan areas and the low countywide figure (1.9 percent). The percentage of Hispanic Americans residing in the city is about half of the state or county. (See Table 1 for estimated numbers.)

D. HOUSEHOLD INCOME

The 2000 Census indicates the median household income for the city is \$72,884 compared to \$68,500 for the county and \$55,400 for the state. An analysis of family income by race and ethnicity indicates that Hispanic American are significantly over represented in the lower income categories and under represented in the upper income categories, when compared to the expected income distribution. Asian families are significantly under represented in the lower income categories and over represented in the upper classifications. As expected, white families generally conformed to the overall income distribution, as they comprise 80 percent of the total number of families.

E. EMPLOYMENT

In 2000, approximately three-quarters of the 34,833 working residents were employed in "white collar" occupations, such as executive, administrative, managerial, professional, clerical and sales positions. An extremely low percentage (12 percent) were employed in such jobs as machine operators, assemblers, farming, transportation, handlers and laborers. Approximately 2.1 percent of the city's employed residents were actively serving in the armed forces in 2000 (the Navy maintains 315 housing units in the city).

Of the 86 percent employed in Ventura County, one-third of all workers are employed within the Camarillo city limits. Approximately three-quarters of employed residents commuted less than one-half hour to their place of employment, and only a very small percentage had a travel time of more than one hour.

F. HOUSEHOLD SIZE

The city's average household has diminished from 2.94 persons in 1990 to 2.62 persons in 2000. More than 50 percent of the city's households have one or two members. Slightly less than 75 percent of the city's households had three or fewer members. Five percent of the households have six or more members. This distribution is consistent with statewide characteristics.

G. GROUP QUARTERS

The 2000 Census indicates that only 1.7 percent of the city's population resides in group quarters, such as homes for the aged, group care homes and dormitories. This figure matches the County's (1.7 percent) and is lower than the state's (2.4 percent).

CHAPTER TWO

HOUSING CHARACTERISTICS

This section describes certain characteristics of the city's housing supply, including type, ownership, vacancy, costs and condition, which are summarized in Table 2. (Percentage rates are often used in text but are shown in Table 2 as estimated numbers from Census 2000).

Camarillo's General Plan Housing Element encourages a diversity of housing from rental units to luxury estates. Granny flats and rental of rooms in existing dwellings is permitted. There are more than 21,000 dwellings in Camarillo of which over 70 percent are owner occupied. This compares with 55 percent in California and 67 percent nationwide. The city provides a balance of housing for a diverse range of income. This includes second dwelling units, public housing, modest apartments, and single-family homes, as well as estate homes in country club settings. More than 5,000 residences have been completed in Camarillo since 1984. Over 41 percent of the dwellings have been traditional single-family residences with over 10 percent being large lot estate homes. Higher density condominiums comprise over 30 percent and 15 percent are apartments. The housing mix implements the long-range General Plan Housing Element objective of providing opportunity for housing for all economic segments of the community.

A. SUPPLY AND TYPE

The 2000 Census reported the existence of 21,946 housing units in the city (see Figure 1 for the location of existing residential development). Approximately three-quarters of these units (77.6 percent) were "single-family" (attached and detached) dwellings. The remaining were multi-family dwellings (15.8 percent) and mobile homes (6.5 percent). The proportion of single-family dwellings in relation to the total number of units has remained constant since 1970, contrasted with a statewide trend that has seen the proportion of single-family units decline from 1960 to 2000. Only six units within the city are classified as being of seasonal or migratory in nature.

B. OWNERSHIP

In 2000, it was estimated that there were 21,946 attached, multi-family or mobile home dwelling units. In 2000, the city had a significantly higher ownership rate (73.5 percent) than either the county (65.5 percent) or the state (57.6 percent). This can be attributed partially to the low percentage of apartment units to the total housing stock. The high ownership rate has been relatively constant since 1970.

C. VACANCY RATES

The vacancy rate for for-sale housing was 0.9 percent in 2000; the vacancy rate for rental housing was estimated at 1.9 percent. The vacancy rate in 2000 was estimated to be 2.8 percent (for sale and rental units) for the city and 3.5 percent for the county. These rates are lower than the 5.1 percent vacancy rate for the state as estimated by the U.S. Census.

TABLE 2

2000 SELECTED HOUSING CHARACTERISTICS

	<u>Camarillo</u>	<u>County</u>	<u>State</u>
Total Housing Units (1990)	18,731	228,478	11,182,882
(2000)	21,946	252,191	12,257,170
Type of Structure (2000)			
Single-family	79.1%	74.7 %	64.0 %
Multi-family	16.1 %	20.5 %	31.3 %
Mobile home	4.8 %	4.8 %	4.7 %
Age of Housing (2000)			
0-10 years	16.0 %	12.9 %	12.9 %
11-20 years	23.0 %	19.6 %	17.2 %
21-30 years	36.0 %	26.8 %	20.5 %
31 years or more	25.0 %	40.7 %	49.4 %
Percent of Units			
Owner-Occupied (2000)	72.2%	65.5%	57.6%
Vacancy Rate (2000)			
For-sale housing	0.9%	0.9%	1.4%
Rental housing	1.9%	2.6%	3.7%
Total	2.8%	3.5%	5.1%
Housing Values and Costs			
Median housing value (2000)	\$252,100	\$248,700	\$211,500
Median contract rent (2000)	\$975	\$892	\$747

Source: U.S. Census 2000/1990 California Department of Finance 2000

* Ventura County Economic Profile UCSB Economic Project 8/00, Single Family Detached

D. HOUSING VALUES AND COSTS

Housing values and rents within the city are higher than county, state and national levels. The city's median housing unit value in 2000 was \$252,200. Price increases and interest rates have changed over the years with housing prices recently increasing at a rapid rate. It is not known whether this rapid increase will continue or whether prices will stabilize. Table 2 provides some recent information relating to housing prices. The 2000 median contract rent in the city was \$861, which was also higher than county, state and national levels. Apartment rental rates range from \$850 to \$1,100 per month for a one-bedroom apartment and \$1,100 to \$1,650 for a two-bedroom unit. Three-bedroom units, town homes and single-family home rents are even greater.

E. AGE AND CONDITION

The city's housing stock is newer than that of the state, with more than 75 percent of its units having been constructed since 1970, compared to 50.6 percent on a statewide basis. Almost all units less than 10 years old are "standard" and not in need of rehabilitation or replacement. 5.8 percent of the city's units are older than 40 years, as compared to 32.6 percent throughout the state.

TABLE 3

Age of Housing			
Year Built	Camarillo	Ventura County	State
1999-2000	738 / 3.4%	5602 / 2.2%	191345 / 1.6%
1995-1998	1328 / 6.1%	12088 / 4.8%	541056 / 4.4%
1990-1994	1415 / 6.5%	14840 / 5.9%	845325 / 6.9%
1980-1989	5044 / 23.0%	49438 / 19.6%	2098028 / 17.2%
1970-1979	7886 / 36.0 %	67734 / 26.8%	2054157 / 20.5%
1960-1969	4260 / 19.4%	58091 / 23.1%	2047205 / 16.8%
1940-1959	1111 / 5.1%	34322 / 13.6%	2834883 / 23.2%
1939 or earlier	149 / 0.7%	9987 / 4.0%	1152550 / 9.4%
Total	100%	100%	100%

Source: 2000 Census

A review of structural conditions of dwellings throughout the city revealed that the great majority are well maintained and in good condition. However, several older neighborhoods northwest of the U.S. 101/Lewis Road interchange have seen some deterioration. A windshield survey was conducted of these areas to evaluate the condition of each dwelling unit's structure, building exterior and site according to the criteria listed in Table 4 and in order to determine the extent of any blight.

The survey area was divided into two subareas: (1) the Raemere Street area, located generally north of Daily Road between Mobil Avenue and Arneill Road, (2) the Barry Street area, located generally north of Daily Drive between Arneill Road and Lewis Road. Table 5 summarizes the conditions found in each sub-area, which are discussed below.

The Raemere Street area contains 94 dwelling units constructed in the 1950's, all of which are duplexes. In 2000, the city partnered with Cabrillo Economic Development Corporation to develop five additional units on two vacant lots within the neighborhood. Subsequent development in the area has isolated the neighborhood by commercial uses on three sides and with the Ventura Freeway on the remaining side. In light of this characteristic, some deterioration of the area would be expected. However, a survey of the neighborhood indicates that all units appear structurally sound. Only a limited number appear in need of some exterior maintenance (see Table 4). No structures were considered dilapidated and in need of major repair. Living conditions in the Raemere Street area were previously enhanced by the construction of a noise attenuation wall along the freeway.

In response to a General Plan amendment for this area, the City Council adopted land use designations which basically will keep the area unchanged, thereby allowing it to continue providing for a segment of the housing market which could not be duplicated due to land, construction costs, and relocation costs.

Due to limited evidence of deterioration in the neighborhood, it is unlikely that intensive rehabilitation efforts will be required in the near future. Instead, the enforcement of building and zoning codes should be sufficient to ensure adequate maintenance of the area.

The second housing survey subarea, known as the Barry Street area, contains approximately 133 dwelling units. This area is one of the city's earliest residential neighborhoods. Most of the structures appear to have been constructed prior to 1960, with many homes dating to the 1930's. Similar to the Raemere Street area, the Barry Street neighborhood area is bordered by commercial and industrial areas on two sides and the Ventura Freeway on the south. Presently the neighborhood is affected by the Highway 101 off ramp that terminates at the perimeter to the area and offers access to the commercial and industrial areas to the south and east. The Highway 101/Lewis Road interchange is presently being rebuilt and access into the neighborhood will be blocked. This will assist in the preservation of housing in the Barry Street neighborhood.

Two of the neighborhood's blocks contain narrow 25-foot wide lots that limit unit size and yard areas. Most of the area's lots are backed by an alley. In many cases, detached garages originally located at the rear of lots have been converted to or replaced with second units. Therefore, approximately one-quarter of the total units having no permanent covered parking.

As shown in Table 5, nearly three-quarters of the area's residences are structurally sound. Approximately 20 percent are in need of some minor or moderate repair, with eight units (6 percent) considered to be dilapidated. The latter units are generally quite old and extremely small. Several appear to have been constructed for the purpose of housing transient residents and should be candidates for demolition rather than rehabilitation.

Lack of maintenance of structures is more pervasive in the Barry Street area than in adjoining areas. Most of the dwelling units in this category display visual evidence of a minor to moderate lack of maintenance, such as weeds, peeling paint, fences and walls in need of repair, damaged doors, and/or scattered debris. A limited number of building exteriors are in need of major renovation (generally those units identified as "dilapidated"). However, twice as many sites lack proper maintenance, with overgrown vegetation, considerable debris and outside storage, and/or unpaved driveways and parking areas.

The city has used Community Development Block Grant funds in the Barry Street area to rehabilitate 21 units and to rebuild the alleys and install curbs, gutters and sidewalks. The area would continue to benefit from rehabilitation and code enforcement action.

The city has continued to assist in refurbishing this area through the use of CDBG and redevelopment funds. Previously, the Cabrillo Economic Development Corporation built 13 units on the site of previously deteriorated units. In the year 2000, five units were built on sites acquired with CDBG funds and built by Cabrillo using a variety of funding sources. Additional land was acquired in 2000 with CDBG funds. The property had three dilapidated units that were demolished in 2001. Presently, The Olson Company is building on the property. Through code enforcement action an abandoned duplex has been rehabilitated and will provide additional housing. Additional improvements are needed in the area to maintain the existing housing stock, and the city offers low interest loans for improvements.

In summary, the survey of housing conditions identified only a few units, concentrated in the Barry Street area, which are in a serious state of disrepair. These units should be removed rather than rehabilitated. The city presently has a loan program to assist in rehabilitation of units with reduced interest rates and grants.

TABLE 4
STRUCTURAL AND SITE CONDITIONS CRITERIA

<u>Structural Conditions</u>	
<u>Category</u>	<u>Definition</u>
A. "Sound"	Structure appears to be in compliance with current building codes, based on visual inspection of exterior. All structural members maintain their engineering design integrity.
B. "Minor-Moderate Upgrading Required"	Visual evidence of minor structural deterioration. Small cracks or offset of structural members. Does not appear that significant deterioration would continue with normal maintenance. All older masonry structures are included.
C. "Dilapidated"	Visual evidence of substantial deterioration of structural members. Examples of deterioration include cracking foundations, offset or leaning columns and posts, window or door frames which are out of alignment, and sagging roof or eaves. Major costs would be incurred to bring the structure into conformance with current building codes.
<u>Building Exterior Conditions</u>	
<u>Category</u>	<u>Definition</u>
A. "Well-Maintained"	Nonstructural exterior surfaces or buildings appear to be well maintained. These include paint, applied materials (e.g., wood siding, stucco, brick, stone), windows, doors, signs, canopies, lighting fixtures and parapets.
B. "Minor-Moderate Renovation Required"	Visual evidence of minor to moderate deterioration of building surfaces.
C. "Major Renovation Required"	Visual evidence of significant deterioration of building surfaces (e.g., cracked or broken windows, discoloration, broken siding). Costs for renovation could be substantial.
<u>Site Conditions</u>	
<u>Category</u>	<u>Definition</u>
A. "Well-Maintained"	Exterior areas surrounding structures or vacant parcels are well maintained. these include landscaped areas, parking lots, driveways, paved decks, and open storage or work areas. Vegetation is healthy, well-watered, and trimmed. There is no debris scattered on the site; equipment or other materials stored on the site are arranged in an orderly manner; fencing is in good condition; and, dirt surfaces are clean and well compacted.
B. "Minor-Moderate Maintenance Required"	Visual evidence of minor to moderate lack of site maintenance. Examples include overgrown vegetation, weeds, and scattered limited debris.
C. "Poorly-Maintained"	Visual evidence that the site receives little or no maintenance. Vegetation is unhealthy or extremely overgrown; weeds are abundant; considerable site debris, equipment, or other materials are scattered randomly across the site; paved exterior surfaces are cracking or broken; and, dirt surfaces are not compacted and likely to be muddy during rainstorms.

TABLE 5

SUMMARY OF SUBAREA STRUCTURAL AND SITE CONDITIONS

Category	Raemere Street	Barry Street
Structural Conditions		
A. Sound	99 (100%)	97 (73%)
B. Minor-moderate upgrading required		26 (20%)
C. Dilapidated		8 (6 %)
Building Exterior Conditions		
A. Well-maintained	69 (70%)	67 (51%)
B. Minor-moderate renovation required	30 (30%)	56 (42%)
C. Major renovation required		8 (6%)
Site Conditions		
A. Well-maintained	70 (70%)	62 (47%)
B. Minor-moderate maintenance required	24 (26%)	50 (37%)
C. Poorly-maintained	4 (4%)	21 (16%)-

CHAPTER THREE

POTENTIAL RESIDENTIAL DEVELOPMENT

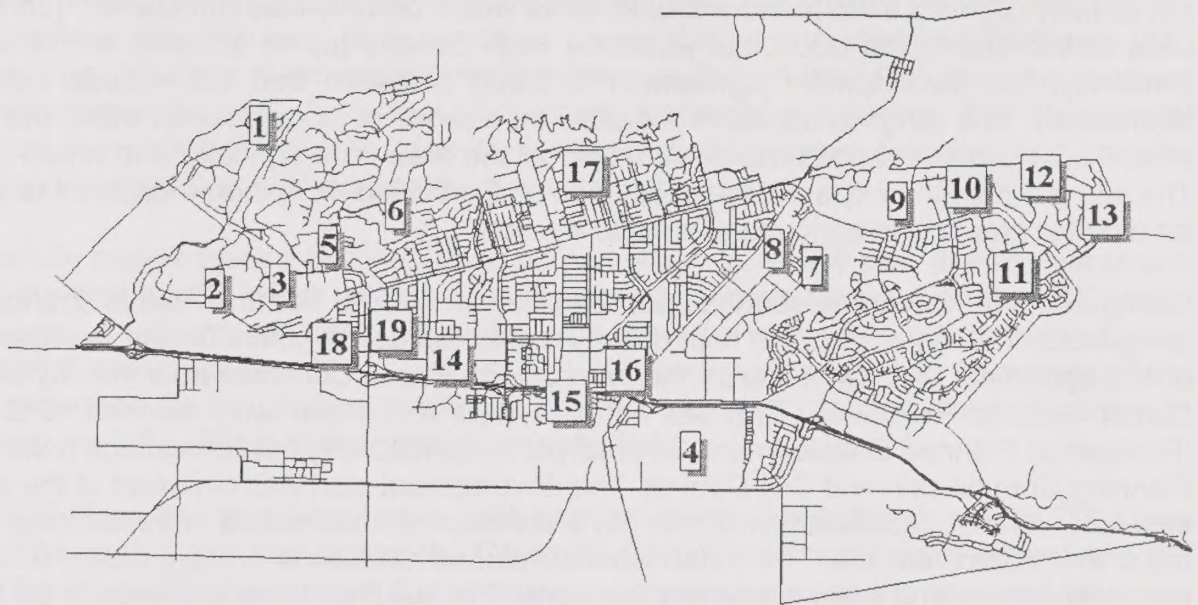
This section evaluates the potential development of additional dwelling units that could occur on vacant properties under the city's General Plan, as well as through the development of underutilized sites and surplus land. This section will also take a look at some of the other development opportunities including redevelopment programs.

A. POTENTIAL DEVELOPMENT OF VACANT SITES

Area	Project Name	General Plan	Zoning	Projected Density	Acres	Income* Category	Dwelling Units
1	Bella Vista	Rural	RE-1 AC	1	15.0	U	15
2	Spanish Hills	Rural	RE-1 AC	1	20.0	U	20
3	Crestview	Rural	RE-1 AC	<1	34.0	U	29
4	Village at the Park	Low	RPD-5	5	150.0	U	685
		Medium	RPD-10	10	15.0	M/U	90
		High	RPD-30	20	20.0	VL/L/M	400
		Mixed-Use	CPD	---		VL/L	50
5	Valley Vista	Rural	RE-1 AC	<1	20.0	U	15
6	Calle Converse	Rural	RE	1	2.0	U	2
7	Pitts Ranch	Low			100.0		353
		Low	RPD-5U	5	40.0	M/U	198
		Low-Med.	RPD-10U	8	10.0	M	77
		Low-Med	RPD-10U	10	3.0	L	30
8	Flynn Road	Industrial	M-1 to RPD	25	10.0	VL/L/M	250
9	Santa Rosa	Rural	RE-30 Av	1.5	100.0	U	150
10	Terra Bella	Rural	RE-30 Av	1.5	1.0	U	1
11	Santa Rosa	Rural	RE-30 Av	1.5	82.0	U	82
12	Garnidale	Rural	RE-30 Av	1.5	60.0	U	75
13	Hilltop	Rural	RE-30 Av	1.5	10.0	U	15
14	Archstone	High	RPD-30U	26	6.23	L/M	165
15	Old Town	Mixed-Use	COT	---	21.0	L/M	25
---	Citywide	Second Units	R-1, R-E	---		VL	40
16	Barry Street	Low-Medium/ Medium	RPD	10	1.50	VL	12
17	Camarillo Heights	Low	R-1-10	4	8.0	U	12
18	Ponderosa Corridor	Urban Reserve	RE to RPD	10-30	45.0	VL/L/M/ U	380
	TOTAL				773.73		3171

= denotes projected density in units per acre *U – Upper, M – Moderate, L – Low, VL – Very Low

Location of Potential Residential Projects



Grouping the area by land use designations show that the potential 3,171 dwelling units would be broadly distributed among building types and densities as follows:

TABLE 6

RESIDENTIAL DENSITY

Land Use Designation	Density Range	Potential Units	% of Total
Rural	0 - 2.5 UPA	404	12.7
Low	2.5 - 5 UPA	1248	39.4
Low-medium	5 - 10 UPA	119	3.7
Medium	10 - 18 UPA	90	2.8
High	18 - 30 UPA	1195	37.7
COT Zone/Mixed-Use		75	2.4
Second Residential Units		40	1.3

In the year 2001, the city approved the Village at the Park Specific Plan. This plan for the 330 acres located south of the US 101 Ventura Freeway consists of a variety of land uses including a 55-acre park, buffer areas, streets, residential uses and commercial uses. The area (designated as site number 4 above) will include 1,060 residential units for low density, medium density and high density areas. Of these, 685 units would be at low density (up to 5 units to the acre); 90 units would be Low-Medium Density (up to 10 units to the acre); and 285 units would be High Density (up to 30 units to the acre). Presently, the development agreement is being prepared that will include housing affordability. The range in densities will allow for a range of income levels within the plan area. This change changed the designation for the area from agriculture to urban uses. The site is within the city's urban boundaries and provided mitigation measures to allow for a buffer area to the agricultural uses to the south.

During 2000, the city amended the Land Use Element of the General Plan to change the designation from commercial to high-density residential development for the development of 165 apartment units on a site on the extension of Paseo Camarillo near the city's Civic Center Specific Plan area. The site contains 6.23 acres and was rezoned RPD-30U (Residential Planned Development, 30 units per acre) following public hearings before the Planning Commission and City Council. The development plan was reviewed at the same time and various modifications to the city's development standards were addressed to make the project feasible. The modifications included reductions in the parking, setback, height limitations and open space requirements. The buildings were approved to be three stories in order to optimize the number of apartment units.

The Residential Development Control System ensures that those projects that will have the least impact on public facilities and services are favored in the development allocation process. Additional points are awarded to projects that will not cause a system or service deficiency, and granting points to projects that will provide needed backbone system improvements or provide for the construction of a connecting link designated by the Circulation Element. Units that are to be built under a local, state or federal affordability program are exempted under the measure. Projects that contain affordable units are given bonus points in the scoring process.

In January 2002, the City Council authorized the referral of two general plan amendment requests. These are identified on the prior chart as potential residential development sites as numbers 8 and 18. The two sites are being considered for a change from the current land use designations to allow for the development of low-medium to high-density residential units. The General Plan Amendment on Site 8 was approved in 2002 and changed the land from Industrial to High Density Residential. Two hundred and forty eight apartments will be built on the property with 15 percent of the units reserved for low-income persons.

(Continued)

Low-Income Housing Inventory

Low-income housing can be accommodated in all residential zones in Camarillo. These include the second residential units and farm worker housing that can be developed in the Rural Exclusive Zone as well as the commercial/residential mixed-use developments that are permitted in the Camarillo Old Town (COT) Zone. Housing for farm workers can also be built in the Open Space (OS) and Agricultural Exclusive (AE) Zones. The R-1 Zone is for single-family residences; though the Municipal Code permits second residential units as a tool in facilitating affordable housing. The Residential Planned Development (RPD) Zone is the most flexible zone category and permits varying densities to accommodate the innovative use of land.

As the city moves toward buildout, it will be necessary to review past developments and see if the land can be better utilized. This has already occurred in the Pitts Ranch Specific Plan area where an adjoining industrial property was re-designated for high density residential land uses. Nearly 250 units will be built on the property with 15 percent of the units proposed for low-income families. Camarillo intends to review other properties to see they are fully utilized to their maximum potential.

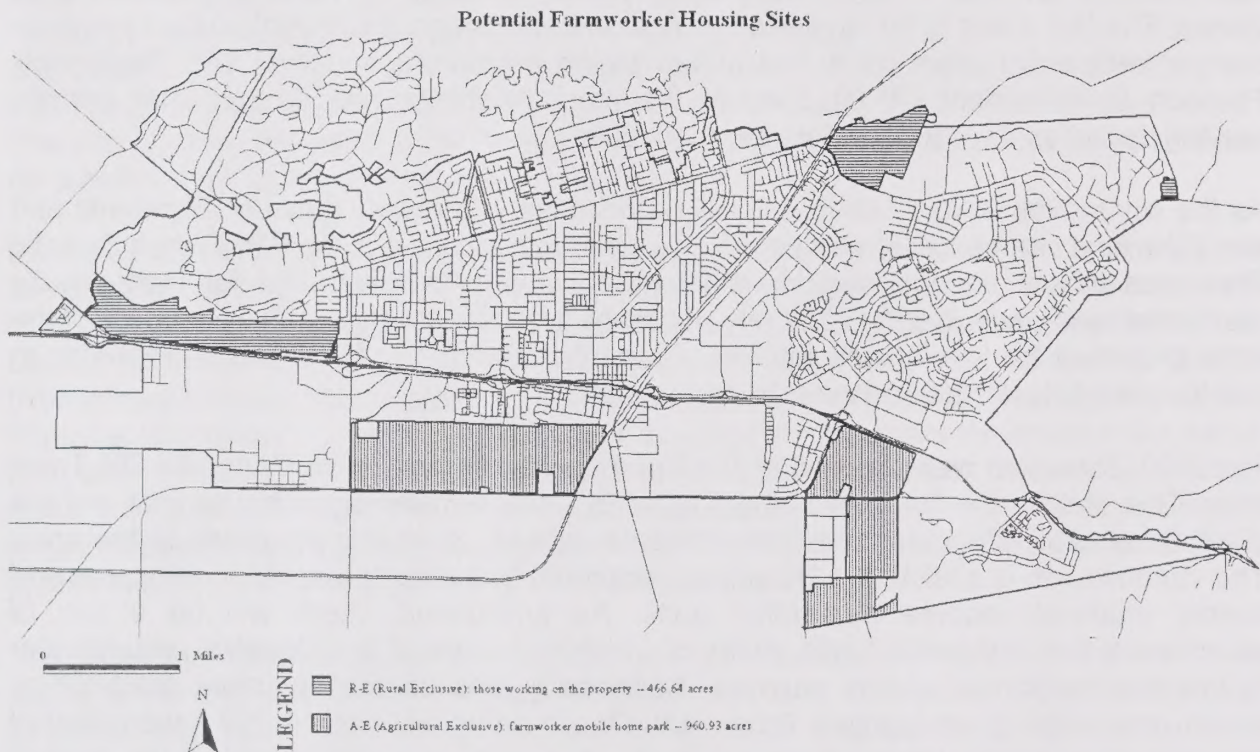
The COT Zone that was adopted in 1998 permits residences in the Camarillo Old Town area. This area is the first part of the Camarillo Corridor redevelopment project and the city's Community Development Commission is actively pursuing the reuse of the area. The Commission is assisting a 24-unit development that includes seven low-income and twenty moderate-income ownership units. As envisioned, there will be a mix of commercial and residential units, many of which by nature of their location, would cater to low and moderate-income persons. Additionally, two private investors are building mixed-use buildings on Ventura Boulevard. One building will have 4,650 square feet of commercial space on the lower floor with five two bedroom apartments on the second floor and the other building will have six one bedroom apartments on the second floor with 4,000 square feet of commercial space on the first floor.

Farm Worker Housing

Farm worker housing is permitted in the Open Space, Rural Exclusive and Agricultural Exclusive zones. The Rural Exclusive Zone permits farm cottages for persons employed and working exclusively upon the premises and their dependents. The Open Space Zone permits farm labor housing on lots of at least 40 acres in area. The Agricultural Exclusive Zone permits farm labor mobile home parks. The City of Camarillo has a total of over 1,867 acres that could accommodate farm worker housing, including housing for migrant farm workers. Most of the property is near sewer and water lines and is accessible from public roads.

The city's farm worker labor force consists of 154 seasonal workers of which 15 to 39 are estimated to be migrant farm workers. The majority of housing needs for farm workers, similar to other very low-income families is addressed through the provision of subsidized housing throughout the community.

Presently, farm worker housing is addressed through existing housing programs including the Area Housing Authority apartments and the Cabrillo Economic Development Corporation apartments. There are, however, opportunities for additional housing affordable to farm workers in Camarillo, as well as in the county-incorporated area.



Emergency Shelter and Transitional Housing

Camarillo provides a comprehensive continuum of care program that addresses the need of the homeless. Presently the RAIN transitional housing program is located in the City of Camarillo. The RAIN shelter is located in the M-1 Zone and did not require a conditional use permit since government agencies are permitted to operate a variety of programs.

Though the Municipal Code does not explicitly address in what zones emergency shelter and transitional housing and/or emergency shelters can be located, government-run, transitional housing and emergency shelter programs can operate in the M-1, M-2, RE, MHPD, PO, CPD, and LM Zones. A conditional use permit would be required in all but the CPD and MHPD Zones. The PO Zone permits philanthropic and charitable organizations with a conditional use permit. The Municipal Code does not explicitly address standards for transitional housing or emergency shelters. Camarillo will be revising the Municipal Code to address this issue.

B. UNDERDEVELOPED AREAS

The city has undertaken a review of vacant and underutilized properties. This was done in conjunction with the review of the Village at the Park Specific Plan in order to better understand the needs of the community. A recent update of that review was also accomplished. The last amendment to the Pitt's Ranch Specific Plan included a change from industrially designated land to residential uses. The city recently amended the General Plan on a 10-acre industrial property to high density residential and 249-apartments will be built on the site. The previous chart also shows that the Municipal Code permits additional development of second units on lots with existing, single-family dwellings under provisions enacted by the city.

C. REDEVELOPMENT

The Camarillo Community Development Commission has the responsibility for the Camarillo Corridor redevelopment area. Redevelopment is a relatively new program and funds have only been accruing since 1997. Since inception, approximately \$1.8 Million has been placed in the Low-Moderate Income Housing Fund. While the amount has increased annually it is difficult to project if it will continue increasing or level off between now and 2005. Based on a conservative assumption, an additional \$2 Million will be available for housing programs.

TABLE 7

Community Development Commission Low-Moderate Income Housing Fund						
	FY 97-98	FY 98-99	FY 99-00	FY 00-01	FY 01-02	Total
Housing Set Aside	187,227	205,494	236,410	416,579	698,506	1,744,215
Interest	7,362	10,751	6,667	2,139	22,506	49,425
Expenditure			750,000*		348,812**	401,188
Total	194,590	216,245	(506,923)	418,718	1,069,824	1,392,452

* Funds were used for the Scattered Lot Development

** Refund from Casa de Sueno

The Housing Funds have been used to assist the construction of the Casa de Sueno scattered lot residential development. The Casa de Sueno project was for 10 units of three and four-bedroom rental housing. The funds were leveraged with CDBG and tax credit funds to make the apartments affordable to low- and very-income families.

The residential set aside funds have also been used to construct 18 Park Glen senior apartment units, that adjoin the existing 150 unit Park Glen apartments. Managed by the Park Glen Apartments, 100 percent of the 18-units are targeted for occupancy by seniors with 60 percent or less the county's median income. In addition to the redevelopment fund, the CDBG funds were also used for the senior units. The city borrowed ahead to on the redevelopment funds for the project.

The Casa de Sueno "scattered lot" project was a partnership between the city and Cabrillo Economic Development Corporation a community based non-profit organization. Through the combined effort of the city and Cabrillo, 10 units were developed through the city's Community Development Block Grant fund and 20 percent set aside funds. All the rental units serve those who have very low incomes.

In support of the Community Development Commission efforts to redevelop the Ventura Boulevard "Old Town" project the Municipal Code was amended to allow residential dwelling units as part of a mixed-use project in the COT (Camarillo Old Town) zone. The first proposed project would be north of Chapel Drive east of Elm Street west of Palm for 24 dwelling units. Many of the units will be above a commercial space and will be available for purchase. Four of the units will be set aside for low-income families. A second project for five apartments over retail has also been applied for. It is expected that other mixed-use projects will also be considered.

Camarillo is committed to using the Community Development Commission funds to expand affordable housing opportunities for its residents. The Community Development Commission housing funds will be used for rental subsidy programs, construction of additional affordable housing, and programs to preserve low-income housing programs.

D. SURPLUS LANDS

The city owns ten sites within its boundaries. The location, size and present and planned uses of each are summarized in Table 8. The city is not aware of any state- or federally-controlled land that has been identified as surplus and available for acquisition within the city. If these sites are recommended for a change in use and are not needed, they may become available for residential development.

(Table 8 on following page)

TABLE 8**INVENTORY OF CITY LANDS**

Location	Acres	Present Use	Planned Use
Wood Creek and Santa Rosa Roads	17.11	Fire Station and undevelopable slopes	Same
Beardsley Road and Ramona Drive	18.67	Flood Control	Same
South of Grandview Drive, west of Glenn	9.74	Corporation Yard	Same
Carmen and Ponderosa Drives	8.3	City Hall and Constitution Park	Same
Northwest of Calle Alberca	2.29	Water Reservoir	Same
Las Posas Road, west of Getman Street	1.44	Historical Museum	Same
Crestview Avenue and La Marina Drive	1.03	Water Reservoir	Same
Antonio Avenue, east of Ponderosa Drive	1	Water Reservoir	Same
Howard Road	68.69	Camarillo Sanitary District	Same
Oak Canyon Road and Mission Oaks Blvd.	21.65	Drainage ditch and hillside	Same
Fieldcrest Drive and Spyglass Lane	21.40	Drainage ditch and hillside	Same
Camarillo Ranch and Mission Oaks Roads	4.49	Camarillo Ranch House	Same
East Las Posas Road and Ponderosa Drive	3.63	Police Department	Same
Various Properties	32.06	73 Properties	Same
Santa Rosa Road and Wood Creek Road	6.91	Drainage ditch and hillside	Same
Total	218.41		

Source: Department of Planning and Community Development 2000

E. CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS

While not in the city, the city continues to support the establishment of the California State University Channel Islands located on a site to the south of the city. The concept for the university is to be self sufficient within the limits of the campus and to maintain agriculture and open space areas surrounding the facility. The adopted Master Plan for the campus proposes housing opportunities for 900 units which will serve faculty and staff and others designated by the university. In addition, the Master Plan proposes dorm rooms totaling approximately 2,000 beds. The city should continue to monitor the implementation of the university including a review of on campus housing and the effects of the amount of housing in future housing element updates.

(Continued)

F. INFRASTRUCTURE STATUS AND LIMITING PHYSICAL FACTORS

The city is served by two water reclamation plants. The Camarillo Sanitary District, with a designed capacity of 6,750,000 gallons, is currently functioning at 55 percent of capacity and treating 3.7 million gallons per day. Camrosa Water District serves the area easterly of Calleguas Creek primarily with a 1.5 million gallon per day plant located adjacent to the California State University Channel Islands. The District has 350,000 gallons reserved for the university along with having 750,000 gallons per day reserved in the Camarillo plant. The treatment plants are intended to meet the projected population for the city's General Plan. Expansion of the treatment plants may be required if the County area, without sewer service, is developed or if land use is changed that would increase wastewater flows. Individual sites will have varying amounts of utility extensions in order to allow service. Some rural parcels will be served by individuals private septic systems until trunk lines reach the area.

Water for city residents is supplied by the City of Camarillo, Camrosa Water District, and several private mutual water companies including Crestview Mutual and Pleasant Valley Mutual. All systems to some degree depend on imported water from approximately 20 turnouts of Metropolitan Water District (MWD) through Calleguas Municipal Water District. In addition the City of Camarillo, Camrosa, Crestview and Pleasant Valley Mutual operate 11 wells. System storage capacity is over 35,000,000 gallons per day. Water and sewer system extension to individual projects is the responsibility of the developer with fees paid to cover major capital expenditures.

Gas, electricity, and telephone services are provided by Southern California Gas Company, Southern California Edison, and General Telephone respectively. All systems are adequate and are upgraded as demand increases. Supplies of natural resources, such as water and gas, appear adequate.

Storm water runoff is handled by a flood control system maintained by the Ventura County Flood Control District with underground storm drains carrying runoff. Surface drainage utilizes streets and gutters until it reaches catch basins. Individual projects extend local storm drains or participate in reimbursement districts to defray installation costs for trunk line. Downstream capacity is limited due to lack of improvements and maintenance by the County Flood Control District. The city is also required to implement an NPDES (National Pollutant Discharge Elimination System) program in accordance with federal standards. This is required to address water quality runoff for construction activities and on going runoff from all types of development including residential projects.

The school districts (Pleasant Valley Elementary School District, Somis School District, Mesa Union School District, and Oxnard Union High School District) charge school fees to help pay for buildings and facilities. Parks are developed and maintained by the Pleasant Valley Recreation and Park District using fees or land dedication that is required by the city's Municipal Code Park Dedication Ordinance. The objective of the General Plan is to provide five acres of parkland for every 1000 residents. The city has been unable to meet this objective so far that is due to lack of funds and land area for recreation. Actual development of parks occurs after construction of dwellings.

To the extent possible, the city requires developers to provide roads and bridges or pay development fees to defray the costs. Other funding sources are also required to support large capital improvements. The city requires dedication of land and improvement of internal streets and bordering streets as part of the subdivision process. The city has constructed two major cross-town links including Adolfo Road and Upland Road to provide efficient circulation and alternate emergency routes.

The city has a Capital Improvement Program to schedule public improvements including streets, bridges, overpasses and other public works projects to allow for the continued build-out of the city's General Plan. This helps to ensure the progression of improvements to be timely with private development. Competing state and federal mandates require the implementation of congestion management improvements.

CHAPTER FOUR

HOUSING NEEDS

Housing needs can be classified as those associated with current city residents and those related to future residents. The characteristics of each are evaluated in this section.

A. CURRENT HOUSING NEEDS

Housing needs are related to affordability, suitability and special group needs.

In 1988 the Regional Housing Allocation Model (RHAM), formulated by the Southern California Association of Governments (SCAG), was superseded by the Regional Housing Needs Assessment (RHNA) numbers.

RHNA consists of two measurements for establishing housing need: existing need, and future need. Existing need assessment measures how the current housing market is not meeting the housing needs of the current residents of the city. Future need for housing is determined by the forecasted growth in households in the city, ideal number of vacancy needed to promote housing choice, and the number of housing units expected to be lost due to demolition, earthquake, fire, etc.

Future need is broken down by household income. State law uses four household income categories. They are: "very low" (less than 50 percent of median), "low" (50 percent to 80 percent of median), "middle" or "moderate" (80 percent to 120 percent of median) and "upper" (more than 120 percent of median).

State law requires that in allocating this percentage distribution by income level for each city, further "impaction," or concentration of lower income households, be avoided. This means that the percentage distribution of very low and low-income households accommodated by additional units should be less than the existing percentage of such lower income households in jurisdictions that already exceed the regional average percentage of such households. These jurisdictions are called "impacted" jurisdictions.

California requires each jurisdiction to continue to house the total number of households in each income group which it has on the beginning date of the plan, plus the households, by income group allocated to it as future needs. The intent of the future needs allocations by income group is to relieve lower income impaction.

Housing Affordability

Traditionally there are four barriers to affordable housing – 1) high interest rates; 2) excessive down payments; 3) monthly payments; and 4) high housing cost. Many public programs have sought to reduce barriers to homeownership for families and

individuals that desire home ownership. Would-be home buyers are often discouraged by having excessive debts, not having cash for a down payment, or by interest rates that set monthly mortgage payment too high for the family to afford on its current income.

In addition, Camarillo residents who purchased their home many years ago might not qualify for a mortgage under current conditions. For them, not being able to afford a home may be a barrier to residential mobility. Many renters are unable to afford any house because of low incomes, little or no savings or financial assets and high amounts of debt relative to income. For families, the ability to afford a modestly priced home can be related to the number of children and the added child expenses.

Suitability of Housing

Few residents occupy dwelling units that are not equipped with modern amenities. In 2000 the Census noted that thirty residences lacked complete plumbing and 61 residences did not have a kitchen. Review of the Census indicates that 53 of the units without a kitchen are in a residential care facility that has a common dining room. The remaining units are in various neighborhoods in Camarillo. It is possible that more than one of these characteristics could be found in a residential unit; therefore, it is difficult to estimate how many units actually lack amenities. It is likely that some units in this category are guesthouses or trailers being used as living units or illegal conversions.

Special Housing Needs

Certain segments of the population may have a more difficult time finding decent, affordable, housing due to special circumstances. This special need could include minority households, large households, handicapped persons, elderly, and farm workers. The special needs population require a variety of housing types that are being addressed through the present housing programs described below.

The 2000 Fair Housing Impediments study did not identify housing issues with the special needs population. Camarillo provides elderly housing by encouraging the construction of second residential units (granny flats) within existing single-family neighborhoods. Second residential units let the extended family continue to live together and offer elder care opportunities in the home rather than at an isolated location. Camarillo used CDBG (Community Development Block Grant) funds to assist the recently completed Area Housing Authority/Partners In Housing 24-unit apartment project that offers independent living for the mentally challenged. The development is located on Lewis Road two miles south of the city.

Camarillo also encourages building additional low-income senior citizen housing such as the 18-unit Park Glenn Senior development on Holly Drive property. Congregate senior care facilities including the 123-unit assisted living units Vista Las Posas development, the Marriott 159-unit facility, and the recently completed 80-unit Elder Care Alliance facility expand the special needs housing in Camarillo. The congregate

living facilities provide housing for the elderly, include assisted care for persons with Alzheimer's and dementia. Each special needs group as it relates to the city is briefly discussed below.

◆ Minority Households

As noted in Chapter One, Section D and Table 1, Hispanic American families are over represented in the city's lower income categories. Housing opportunities for these households will be enhanced through the expansion of the city's affordable housing stock.

◆ Large Households

A steady decline in average household size has led to the related downsizing of units. This trend limits the ability of some large households (five or more persons), who may also be of lower income, to find adequate housing and contributes to overcrowding. Approximately 11.5 percent of the city's 2000 households have five or more members in comparison with 13.4 percent in 1990. The percentage of renter households was slightly lower than that of the city as a whole. The percentage of large households has declined in Camarillo since 1990, matching the trend of toward smaller households. This characteristic also appears to indicate that large households as a group are in no greater need of housing than the populace at large.

◆ Female Heads of Households

In 2000 of the 21,931 households in the city, 8.2 percent or 1,758 were headed by a female. There were 553 families below the poverty level in 1999, 134 of these were female households and 172 of those had children. The ethnic breakdown of the female head households parallels the citywide racial composition except the white female households are a slightly larger percentage and Spanish slightly less. While female-headed households represent a small portion of households, they make up a significant part of the households below the poverty level.

◆ Handicapped Persons

In 2000, approximately 3,943 people between 20 and 64 years of age had a work disability. Of those age 65 and over, 3,704 had some form of disability. The Census definition of disability may not have a physical handicap that hinders access to dwelling units but it indicates that 13 percent or less of the population have some physical limitation. Housing opportunities for the handicapped can be maximized through housing assistance programs and providing design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units.

(Continued)

◆ The Elderly

In 2000, there were 9,703 people 65 years old or older. Of these 446 persons were below the poverty level in 1999. Many elderly are dependent on lower, fixed incomes and a high percentage are disabled. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be assisted through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

◆ Farmworkers

The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. The housing opportunities for farmworkers can be enhanced by expanding the city's affordable housing stock, especially in the agricultural and rural residential zones.

Farm workers comprise approximately 1.5 percent of the 2000 working population in Camarillo. This includes both the managers and owners of the farms as well as those who work in the fields. The field workers are generally lower-income due to pay scale and the transient nature of their work. The city recognizes the need for housing affordable to farm workers. The city is addressing this need through the affordable housing programs including preservation of existing apartments, building new housing, and inclusionary programs in new residential developments.

Summary

The analysis of current housing needs contained in this chapter indicates that of primary concern are the almost 1,400 lower-income households who are paying more than 30 percent of their income for housing. Efforts should be focused on meeting these needs through the provision of affordable rental and for-sale units.

B. FUTURE HOUSING NEEDS

In addition to addressing current housing needs, state law requires the city to provide for its share of regional housing needs. SCAG has determined the 1998-2005 housing needs for its jurisdiction, which includes Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties, and has estimated the number of units that the city will be expected to accommodate as its share during this period. These needs were forecast by the 2000 RHNA, which considered, on a regional and local level, market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, the type and tenure of housing need, and the housing needs of farmworkers.

The City of Camarillo's share of the regional housing needs are 1,800 units that would need to be added to the city's January 1, 1998, total households. The city has identified sufficient land to meet the city's share of the regional housing needs for all income groups. This will be accomplished through the improvement of vacant land, the reuse of land that was previously improved with commercial and industrial land uses, and the inclusion of residential uses in new commercial developments.

2000 Future Housing Unit Needs by Income Group for January 1998 through July 2005

Very low	419 (23%)
Low	229 (13%)
Moderate	410 (23%)
Upper	<u>742 (41%)</u>
Total:	1,800 (100%)

The city adopts these numbers as its own.

CHAPTER FIVE

CONSTRAINTS ON HOUSING DEVELOPMENT

The production and cost of housing in the city are directly related to the limitations discussed in this section, which can generally be divided into non-governmental and governmental constraints.

A. NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints on the provision and cost of housing include the availability of financing, the price of land, the cost of construction, and the design of housing.

Financing Costs

Interest rates are presently among the lowest they have been for many years. The low interest rates assist homebuyers in purchasing the high valued housing in Camarillo. The low interest rates have not necessarily permitted residents to purchase better homes due to the escalation in housing costs. Instead they have permitted buyers to pay more to purchase the same house they could have bought several years ago at a lower price.

In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it would not appear that redlining is practiced in any area of the city. Financial institutions offer a variety of fixed rate and adjustable loan programs for financing with down payments of 5, 10, and 20 or greater percent. With the price of homes having increased significantly in the county, comparable sales are available to ensure that appraisals do not adversely affect loan processing.

Camarillo is similar to most other communities with regard to private sector home financing programs. Camarillo provides a mortgage credit certificate that offers homebuyers a tax credit and assists in qualifying for a home loan. The city is also a member of the Ventura Cities Mortgage Finance Authority that offers down payment assistance. The city also offers low-interest loans through its Community Development Block Grant Program for home improvements couple to help maintain existing housing units.

Construction Costs

According to Building Standards (International Conference of Building Officials), new construction for upscale single-family homes cost approximately \$92.40 per square foot for a finished unit including floor coverings. The units have tile roofs, stucco walls, wood trim, double pane windows, and designer features in the kitchen and baths. This amount does not include land costs, finished lot costs, marketing costs, permit fee, landscaping, or developer's profit.

A comparison of retail costs for finished homes is typified by the following comparison as of new tract construction available for sale during 1998 through 2001 that is contained in the appendix material.

Land Costs

The cost of improved land as a percentage of new home costs has risen steadily since 1970, increasing statewide from 21.0 percent to 27.8 percent in 1980 and has remained around 27 percent in 1989. The cost of improved land has increased significantly since 1970. Land costs include the cost of raw land, site improvements, and all costs associated with obtaining governmental approvals. Land costs vary based on a variety of factors such as density, improvement costs and location. Based on information received on a variety of projects, land costs range from \$300,000 to \$400,000 per acre for unimproved land with higher density residential being at the higher range. Improved land costs are even higher, thus affecting the costs associated with redevelopment projects.

Housing Design

The product types and designs offered by housing developers also affect the provision and cost of housing. The highly desirable city environs have encouraged the development of units with extensive amenities such as private yards, enclosed garages, fireplaces, abundant landscaping, recreational facilities and architectural embellishments. Although a market exists for higher-priced homes, the provisions of such amenities does not result in the city's affordable housing stock being augmented. Conversely, affordable housing, both rental and ownership, with enclosed garages and architectural embellishments are also a possibility as shown in the recently completed Casa de Sueno apartments and the Olson Company home ownership development.

B. GOVERNMENTAL CONSTRAINTS

Constraints on the provision of housing that could be attributed to governmental actions include land use controls, development standards, fees, codes, review procedures, regional plans and funding limitations. Each constraint and its effect on housing is discussed below.

Land Use Controls

As indicated in Chapter Three, Potential Residential Development, an estimated 1,746 dwelling units could be constructed in the city under the General Plan within a wide range of densities. The timing of construction, however, is affected by the city's Residential Development Control System (Title 20 of the Camarillo Municipal Code), which requires the obtaining of a "development allotment" prior to the issuance of residential building permits (except certain exempt projects). The City Council is permitted by Title 20 to award allotments for 400 non-exempt residential dwelling units each year, plus-or-minus up to 10 percent at the Council's discretion.

The Residential Development Control System is the result of an initiative adopted at a special election on June 2, 1981 (*Title 20 of the Municipal Code for the City of Camarillo*). The basis for the measure involved a desire to control the quality, distribution and rate of growth within the city in order to preserve its character, create a balance of housing types and provide for needed public facilities and services in an efficient manner. The Measure also prohibits the issuance of building permits for residential projects (except certain exempt projects) until and unless a Development Allotment has been obtained. A Development Allotment is basically a right to proceed, subject to all applicable requirements to construct a residential unit, including issuance of a building permit. The Development Allotment, once issued, requires construction to commence within two (2) years from the date of the award, unless a time extension is granted for the underlying permit..

Under the system's provisions, all residential projects, except those involving four or fewer units, or subsidized low-income or senior citizen projects which are exempt from the growth ordinance, are evaluated by the Residential Development Evaluation Board (i.e., the Planning Commission) according to criteria related to the availability of public facilities and services, the quality of design and the contribution made to the public welfare. The projects are then awarded points and ranked according to total points given. The City Council considers the recommendations of the Board and grants development allotments from the ranking list. The Council may revoke an allocation if construction has not commenced within two years from the date of its award.

The City Council is permitted by Title 20 to award Development Allotments for 400 residential dwelling units each year (plus or minus up to 10 percent at the Council's discretion), unless certain adjustments are made as specified in the Chapter itself. Projects must have prior approval under an appropriate tentative tract map, residential planned development permit, or mobile home planned development permit to be eligible to receive Allotments. All eligible projects for which a Development Allotment application is filed in accordance with the application requirements will be considered for award of Development Allotments.

RDEB applications can only be submitted between August and December 31st. There are no exceptions to this requirement. Projects that are exempt from the RDEB requirements may be submitted at any time. The following residential projects would be exempt from the RDEB requirements:

- » Projects of not more than four residential dwellings, limited to only one such project per developer per calendar year;
- » Fourplexes or lesser-numbered multiple dwellings on a single existing lot;
- » Single-family residential units on a single existing lot;
- » Rehabilitation or remodeling of an existing dwelling, or conversion of apartments to condominiums, so long as no additional dwelling units are created;
- » Those specific units which are formally dedicated for occupancy by low-income persons or senior citizens within a project which is funded or subsidized as a low-income or senior citizen project pursuant to the provisions of applicable federal,

state or local laws or programs. For the purposes of this chapter, a project is funded or subsidized pursuant to applicable federal, state or local laws or programs if it receives a loan, grant or continuing financial subsidy for the purpose of developing low-income or senior citizen housing. In addition, for the purposes of this chapter, a project is funded or subsidized pursuant to applicable local laws or programs if it receives incentives with respect to city programs and standards which are not normally provided to residential developments in the city and which are sufficient to serve as an inducement to the development of low-income or senior citizen housing, as determined by the city;

- » Model Home Complexes. The construction of model home complexes may be authorized by the director of planning and community development when a development allotment has been approved for the project and units within the model home complex will not be occupied, transferred or sold for individual occupancy until a development allocation has been received for such units, or, the units qualify under an exception provision pursuant to this section at the time occupancy is requested. The developer shall sign an agreement to be recorded providing for these limitations prior to the issuance of a building permit.

The RDEB program has been implemented for over 20 years and has served to encourage the development of affordable housing. In regard to its overall impact on housing production and the cost of housing it has resulted in a greater supply of affordable housing than might have been created without the program. Housing cost should be assessed not simply within Camarillo, but within the County and the region. Home prices are escalating and the construction cost in Camarillo is similar to Oxnard, Santa Paula, and the County unincorporated area, all of which do not have growth limitation ordinances. In regard to housing permits, Camarillo experiences the residential cycle of other communities. In the early 1990's housing start diminished as they did within the region, when the southern California economy entered a recession. When the economy recovered Camarillo as well as other southern California communities saw the demand for housing and the increase in housing prices occur.

Regarding the cost of constructing a house, Camarillo shares the labor market with surrounding communities. Construction materials are also part of a regional market and are not influenced by the growth limitation ordinance.

The growth limitation initiative does balance when and how quickly a community is built out. It also provides the community the discretion in the type of housing that is built to guarantee that a balanced community develops. Prior to the enactment of the growth limitation ordinance the only housing tools were the Municipal Code and the general plan housing element. Neither of which controlled the timing or the type of housing that would be built.

The challenge of the growth limitation ordinance is the timing of the residential development. Applications for projects of five or more units may only be submitted between August and December and are approved during the following year. The

development would then have to compete with other developers for the 400 building permits to be allocated by the City Council. One developer cannot receive greater than two thirds (240) of the building permits. This places a time constraint on housing projects. Residential units for low-income persons can be exempted from the growth limitation ordinance and be built immediately rather than going through the cycle. This can result in more affordable units being built and could limit the number of middle and high-end home construction. This has not however been the situation in Camarillo.

The Residential Development Control System is not considered a constraint on the city's ability to provide for the additional 1,800 housing units estimated by SCAG to be needed between 1998 and July 1, 2005, as demonstrated by the following table:

TABLE 9

HOUSING SOURCES JANUARY 1998 - JULY 1, 2005

Housing Source	Number Of Units
Number of Units Completed 1998-2002 (3-31-2002)	1,777
Number of Units Under Construction (March 2002)	174
Available Land for Construction (approved & pending)	1,634
Remaining Land for Potential Development	1,363
Special Needs Units completed 1998-2002	372
TOTAL	5,320
TOTAL NEED	1,800

Date: May 2002

Project Review and Processing

The evaluation and review process required by city procedures may contribute to the cost of housing in that holding costs incurred by developers during the process are ultimately manifested in the units' selling prices. For projects subject to the provisions of the Residential Development Control System (RDCS), this process takes a minimum of nine months, as applications are accepted for filing only between August 1 and December 31 of each year, with development allocations awards given in August of the following year.

During this time, however, an environmental assessment is performed according to the California Environmental Quality Act, the project is reviewed by the Development Advisory Committee to determine conditions of approval and a public hearing is held before the Planning Commission (and the City Council where necessary). Therefore, the RDCS process is not considered a significant constraint because the larger developments subject to the system would normally require this period of time to process. Further, the city is required by state law to act on a complete application within one year.

Environmental Review

Environmental review of residential developments has not hindered the processing of residential projects. Since Camarillo is largely a built out community most projects can be processed with a negative declaration or a mitigated negative declaration or be found to be categorically exempt from CEQA. Developments that present significant environmental impacts such as fish and game wildlife habitats, that cannot be mitigated require the preparation of an EIR. The only residential development in the last five years that required an EIR was Tract 5248, a 98-lot rural subdivision. The EIR took approximately six months to complete. This provided more than enough time to process the tentative tract map and RDEB application within the prescribed time frame.

Most projects in Camarillo are either categorically exempt or have a negative declaration. Developments that have the potential of creating significant impacts that cannot be mitigated require the preparation of an Environmental Impact Report. The most recent residential application that required an environmental impact report was Tract 5248. It took staff and the consultant six months to complete the EIR. Most residential projects require a negative declaration and take two to three weeks to complete. Categorically exempt developments such as second residential units require a minimal amount of time.

The decision to require an EIR comes following the determination the project is not categorically exempt and the completion of the Initial Study Checklist. If mitigation measures are not available, the Director of Community Development will require an EIR.

Residential Permit Processing

Camarillo has prepared permit processing guidelines to assist residential builders in applying for development permits. They are comprehensive in nature and address the steps and check points to be followed. The permit processing guides for single-family residences, multifamily (residential planned development permit), and subdivisions are provided to the public and land developers. The city encourages early consultation with city staff to reduce the processing time of the development permits. Simultaneous processing of the various entitlements, subdivisions and planned developments permits are encouraged as a means of expediting the development process.

Land Use Controls

The General Plan and the Camarillo Municipal Code regulate development in Camarillo. The General Plan establishes where development can occur and the density at which the property can be developed. The Municipal Code sets the development standards including height, setbacks and parking.

Residential Development Standards

The city regulates the type, location, density, and scale of residential development through the Municipal Code. Zoning regulations are designed to protect and promote the health,

safety, and general welfare of residents and implements the General Plan. The Municipal Code also serves to preserve the character and integrity of existing neighborhoods. The Municipal Code sets forth residential development standards for each zone district.

The five distinct residential categories:

R-E	Rural Exclusive
R-1	Single Family Residential
RPD	Residential Planned Development
MHPD	Mobile Home Park Development
COT	Camarillo Old Town

Development Standard	Zoning Designations				
	RE	R-1	RPD	MHPD	COT
Maximum Density (DU)	4	7	30	7	varies
Minimum Lot Area (sq. ft.)	10,000	7,000	Varies	4,000	10,000
Minimum Front Yard (ft.)	20	20	20	10	0
Minimum Side Yard (ft.)	5	5	5	5	0
Minimum Rear Yard (ft.)	20	20	20	5	10
Maximum Building Height (ft.)	35	25	25	35	35

Source: Camarillo Zoning Ordinance

The density of permitted development ranges widely depending on the particular zone. Densities range from the lower density rural residential single-family zones with a maximum of four units to the acre to a maximum of 30 units to the acre in the RPD Zone. The COT Zone provides for mixed-use commercial/residential development. Density bonuses would permit up to 25 percent more units than permitted by the underlying zone.

Parking

The city's parking requirement for residential zones varies by residential type, housing product, and parking needs. Two parking spaces inside a garage are required for a single-family residence. Apartments and condominiums parking requirements are based on the unit size with bachelor units requiring 1½ parking space and two for units of two or more bedrooms. Mobile home parks require two tandem parking spaces for each unit.

Parking Requirements	
Type of Unit	Minimum Parking Space Required
Single Family Residence	2 spaces in a garage
Mobile Home Park	2 spaces in a carport
Apartments and Condominiums	
Single or Bachelor	1 ½ spaces in a garage
1 Bedroom	1 ½ spaces in a garage
2 Bedroom	2 spaces in a garage
3 Bedroom	2 ½ spaces in a garage
Guest Parking	1 space per five units
Recreational Vehicle	1 space per five units

Source: Camarillo Zoning Ordinance

Residential Planned Development

Much of the city's vacant residential land is zoned RPD (Residential Planned Development). The provisions of this zone allow for flexibility in terms of density, lot size, setbacks, height and separation of buildings. The design flexibility permits the site and unit design to dictate the use of the land rather than a strict interpretation of the code. The RPD Zone permits detached single-family residences as well as multi-story apartment structures. The Planning Commission, in reviewing RPD projects, can modify developments' standards, including building setbacks, height, and parking requirements. Having this flexibility permits innovative product designs, as well as means to achieve housing affordability at varying densities.

HOUSING DIVERSITY

State Housing Element law specifies that cities must identify adequate sites that will be made available through appropriate zoning and development standards and to encourage the development of housing for all economic segments of the population. This includes multi-family housing, factory built, mobile homes, emergency shelter and transitional housing.

Permitted Residential Development By Zone									
Housing Type Permitted	R-1	RE	RPD	MHPD	OS	AE	M-1	COT	CPD
Residential Uses									
Single Family Detached	X	X	X		X	X			
Single Family attached			X						
Multi-Family			X					C	
High Density Apartments			X					C	
Manufactured Housing	X	X	X	X	X	X			
Mobile Home	X	X	X	X	X	X			
Second Units	C	C	C						
Special Needs Housing									
Farm Worker Housing		C	X		C	C			
Emergency Shelters							C		
Transitional Housing							C		
Single Room Occupancy			X					X	X
Care Facility (6 or fewer)	X	X	X						
Care Facility (7 or more)	C	C	C						C
Assisted Living	C	C	C						C

X = Permitted

C = Conditional Use Permit

In addition to single-family and multi-family residences, the following housing products are available for all economic segments of the community including those earning lower incomes, seniors, students, farm workers, homeless and other special needs groups.

Mixed-Use Developments

The city in 1998 amended the Municipal Code to add the Camarillo Old Town zone that allows a mix of commercial and residential land uses in the original town core. The city is working with The Olson Company to build a 24-unit mixed-use development. In addition, approval has been granted to build two additional mixed-use buildings. One is a two-story building with lower floor retail space and five, two-bedroom apartments on the second floor and the other is a two-story commercial building with six, one-bedroom apartments on the second floor. The three mixed-use developments are providing the catalyst for the revitalization of the Old Town area. Moreover, the thirty-eight residential units are being built in an area that previously did not permit new housing units.

Second Units

Second residential units provide complete independent living facilities for one or more persons including living, sleeping, and cooking on the same lot as the primary structure. Camarillo permits second residential units in the R-1, RE, and the RPD-4U Zones subject to a conditional use permit. Since 1984, over fifty second residential units have been completed in Camarillo.

Mobile Home/Manufactured Housing

Manufactured housing and mobile homes are permitted in all residential districts in Camarillo. There is often an economy of scale in manufacturing homes in a plant rather than on site that can reduce the cost. Five mobile home parks are located in the city. Two of the parks were assisted by the city in converting from a rental park to a resident owned mobile home park. In addition, twenty-two manufactured homes were built in the Oak View Ridge development that was developed under a first-time homebuyer program.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provide non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. Residential care facilities that serve six or fewer persons are permitted in all residential zones. Facilities serving more than six persons are conditionally permitted in the R-1, R-E, RPD, and the CPD Zones. In the last five years, three large residential care facilities have been completed in Camarillo including the Marriott Brighton Gardens, Alma Via, and the Villa Las Posas.

Emergency Shelters and Transitional Housing

Emergency shelters and transitional housing provide housing for the homeless as well as those transitioning back into the community after becoming homeless. This is part of the city's continuum of care program that provides emergency assistance, safe haven housing and transitional housing. The RAIN transitional housing facility is located in the city. The Municipal Code does not address where emergency shelters and transitional housing can be located in the city. As noted in the program section, the city will revise the Municipal Code to address this issue.

Camarillo continuum of care includes homeless programs that address the following programs and activities.

Emergency Assistance - preventing homelessness or meeting the emergency needs of homeless individuals and families including prevention, outreach and assessment, and emergency shelter.

Safe Haven Housing - providing housing, low demand services and referrals for homeless individuals with serious mental illnesses who have been unwilling or unable to participate in mental health or substance abuse treatment programs or receive supportive services.

Transitional Housing - providing housing and appropriate supportive services that are designed to facilitate the movement of homeless individuals to permanent housing, generally within 24-hours.

Permanent Housing and Permanent Supportive Housing - providing housing and supportive services for homeless persons with disabilities, either as part of larger projects or in facilities designed solely for persons with disabilities, and appropriate permanent housing options for all homeless families and individuals.

Single Room Occupancy Housing - providing a single unit (does not need to include a kitchen or bathroom) for occupancy for one person, which may include services such as mental health services, substance abuse treatment, job training, and employment programs.

Farmworker Housing

The Municipal Code permits housing for farmworkers in the Residential Planned Development, Rural Exclusive, Open Space and Agricultural Exclusive Zones. Housing in the Residential Planned Development Zone would be treated similar to any other residential development. The Rural Exclusive Zone permits farmworker housing for those working on the property or other property under the same ownership and the Open Space Zone permits housing for farmworkers. The Agricultural Exclusive Zone permits farmworker mobile home parks. According to the 200 Census two residences in

the city house migratory farm workers. Though permitted, Camarillo has not received applications for farmworker housing.

Fees, Improvements and Dedications

Various fees and assessments are charged by the city to cover the costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Table 10 shows the development fees that would be associated with an 86-unit, single-family detached residential project on 29 acres of land. As can be seen from Table 10, school fees represent the largest single development fee, followed by sewer improvements and park and recreation fees. Development fees are estimated at nearly \$25,000 per unit.

In addition to on-site improvements which may be required as part of a project's development, off-site improvements may be imposed which are necessary for the public health, safety and welfare. Such improvements may include water, sewer and other utility line extensions, street construction and traffic control device installation that are reasonably related to the project.

Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

Building Codes

The city's building codes are based upon the California Building, Plumbing, Mechanical and Electrical Codes. These are considered to be the minimum necessary to protect the public's health, safety and welfare. No additional regulations have been imposed by the city that would unnecessarily add to housing costs.

(Table 10 is on the following page)

TABLE 10

SUMMARY OF DEVELOPMENT FEES FOR TYPICAL RESIDENTIAL PROJECT
August 2000

<u>Type of Fee</u>	<u>Amount</u>
Planning Fees	\$15,930.00
Final Map processing	\$4,750.00
Public Works plan checks	\$23,530.00
Public Works inspection	\$54,500.00
Sewer improvements	\$398,193.00
Water improvements	\$203,471.00
Park and recreation	\$227,040.00
School	\$544,810.00
Flood control and drainage	\$51,492.50
Bridge policy	\$71,050.00
Geology-soils review	\$450.00
Grading plan checks and permits	\$3,127.00
Structural plan check and permits	\$146,630.00
Police Facility	\$36,034.00
Fire Facility Fee	\$20,100.86
Traffic Mitigation Fee	\$341,248.00
Total Development Fees	\$2,142,266.36
Development Fees per unit	\$24,910.07
Calculations based on:	
a.	86 units on 29 acres; 7,500 square feet lots
b.	43 - 1,500 square foot units + 400 square foot garage
	43 - 2,000 square foot units + 400 square foot garage
c.	205,700 cubic yards of grading
d.	2,367 linear feet of sewer line
e.	2,391 linear feet of water line

Does not include possible cost for an environmental impact report or related consultant fees.

*Source: City of Camarillo Community Development, Public Works and Building & Safety Departments,
County of Ventura, Public Works Agency*

Development Standards

Much of the city's vacant residential land is zoned RPD (Residential Planned Development). The provisions of this zone allow for maximum flexibility in terms of lot sizes, setbacks, yards, height and distances between buildings. No minimum unit sizes are required in any zone, thereby permitting a wide range of unit types.

The city does have a parking requirement for two enclosed spaces per single- or two-family, cluster and townhouse family dwelling units. It is felt that this requirement guards public health and safety by discouraging burglaries and slowing the spread of fires, and

that the initially higher cost is offset by long-term savings in police and fire service costs. This requirement is also seen as a means of enhancing the community's appearance. The city also has requirements for usable open space to provide the passive and active recreational opportunities, as well as sufficient light and air.

These development standards continue to be viewed as necessary to protect the public health, safety and welfare and maintain the quality of life, and are not considered constraints on the development of housing. Parking and open space requirements have been reduced in the past for affordable and senior citizen housing projects.

The city has adopted procedures for a density bonus program or commensurate reduction in development standards to assist the development of housing units in accordance with state law. This program has only been used for a limited number of units as developers have not appeared to be eager to the limitation on resale/rental rates to maintain affordability. Generally the density allowed for the product seems to be adequate. This is based to a great degree on the city's ability to offer a range of residential densities (see Table 6).

Regional Plans

In response to the Federal Clean Air Act, the Ventura County Air Quality Management Program (AQMP) has established countywide population limitations in order to attain Environmental Protection Agency standards. These limitations are also consistent with those established for the 208 Area-wide Waste Treatment Management Plan. The City Council has established population per unit factors for various types of dwelling units to assure that the city's AQMP and 208 limits are not exceeded. Allowing for the population expected to be generated by a maximum of 400 units per year, as well as population associated with projects exempted from the development allocation process, no problems are anticipated in meeting these limitations.

Funding Limitations

The programs are limited by the fluctuations of the federal CDBG funding and the potential for the state encumbering redevelopment agency housing funds. Further, the effectiveness of some federal programs currently being employed in the city are hampered by federal policies. This includes the Section 8 Housing Assistance Payments Program's fair market rents (including utilities) that are insufficient to meet current rents in Camarillo. They are presently set at the following levels:

<u>Number of Bedrooms</u>	<u>Maximum Rent</u>
0	\$706
1	\$812
2	\$1,027
3	\$1,366
4	\$1,592

Source: 2003 HUD Section 8/Income Limits as of 12/9/02

A survey of city apartments conducted in December 2002 indicates that rents substantially exceed these limits. Studio units are renting for \$750 to \$900, one-bedroom for \$850 to 1,150 and two-bedrooms for \$1,200 and more (including some utilities). A substantial number of the city units presently involved in the Section 8 program are located in Ponderosa Village, a federally subsidized elderly/handicapped housing project. The city presently has approximately 200 Section 8 units plus contracts with 281 senior units and 160 family units without federal or state assistance.

Nonprofit Corporations

Cabrillo Economic Development Corporation, a nonprofit housing organization, was formed in response to a perceived need for affordable housing in the Ventura County area, especially for families, the handicapped and the elderly. The city partnered with Cabrillo and the 13-unit Casa Velasquez and the 10-unit Casa de Sueno apartments. The city continues to work with the Ventura County Area Housing Authority and may authorize some funding to the group if specific programs that benefit the city arise. In addition, Habitat for Humanity of Ventura County has successfully completed two projects for which the city donated the land and waived the development fee.

Other Programs

Effectuating housing opportunities, for all ranges of incomes and the diversity of lifestyles requires creativity, tenaciousness and the ability to be open to new programs that might assist the implementation of the city's housing goals. Camarillo in the past took on housing bond programs and has been willing to assist developers with inclusionary housing programs in return for changes in General Plan land use designation. The city has forged partnerships with private developers such as the Olson Company to have housing affordable to low-income families built. Camarillo intends to continue to examine what other communities are doing and if necessary create new tools to see that housing for all incomes are built in the city.

CHAPTER SIX

SPECIAL NEEDS

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics among others. As a result, some Camarillo residents may experience a higher prevalence of lower income, overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include the following: senior households, disabled persons, larger households, single parent families with children, homeless people, and farm workers. This section therefore contains a detailed discussion of the housing needs facing each particular group as well as city programs and services available to address their housing needs.

Defining housing issues of a special needs group is clearer than defining the magnitude. The following chart summarizes the special needs population residing in Camarillo.

SPECIAL NEEDS SUMMARY			
<i>Special Needs Groups</i>	<i>Number of Persons</i>	<i>Number of Households</i>	<i>Percentage of City</i>
Seniors (65 years or older)	9,439	n.a.	17.0%
Disabled (20 years+ Non-institutionalized)	3,943	n.a.	12.9%
Work Disability	2,547	n.a.	4.4%
Disabled Non-work	1,396	n.a.	2.4%
Single Parents with Children			
Mothers with Children	n.a.	984	<1% of hhlds.
Fathers with Children	n.a.	266	<1% of hhlds.
Subfamilies Doubled Up	n.a.	n.a.	n.a.
College Students ⁽¹⁾	4,030	n.a.	25.6% of persons
Large Households (5+ persons)	n.a.	2,543	n.a.
Homeless Persons ⁽²⁾	8	n.a.	<1% of persons
Farmworkers	154		0.6% of labor force

Source: U.S. Census, 2000 unless indicated otherwise.

1. refers to the number of persons residing in Camarillo who are attending college
2. Homeless persons estimated from a shelter survey

Senior Citizens. Senior citizens are considered a special needs group because limited income, health costs, and disabilities may make suitable housing more difficult to afford. For Housing Element purposes, seniors are defined as 65 years or older. The City of Camarillo was home to 9,439 seniors or 17 percent of the 2000 Census. Population

trends at the national and state level show that the senior population is increasing. Camarillo mirrors these trends, with the number of seniors increasing by over 700 persons or 7.5 percent since 1990. Seniors are considered to have special housing needs due to the following:

Disabilities. A significant portion of seniors (39.2 percent) have a self-care or mobility limitation, defined as a condition lasting over six months which makes it difficult to go outside the home alone or take care of one's personal needs.

Limited Income. Because of their retired status and fixed income, senior households have lower incomes – placing a significant limitation on their ability to purchase other necessities of life, in particular medical care.

Various programs can assist senior needs, including and without limitation: congregate care, shared housing, rental subsidies, and housing rehabilitation assistance. For the frail elderly, or those with disabilities, housing with disabilities, housing with architectural design features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with supportive services can also be provided to allow independent living.

Camarillo offers a number of housing services for seniors. There are 90 units of senior citizen housing that were built with HUD funds. Rent is limited to 30 percent of the residents' income. The project is occupied by 90 elderly and handicapped households and receives assistance through the Area Housing Authority Section 8 Housing Assistance program. The 18-unit Park Glenn Senior apartments that were assisted with tax credit and CDBG provides housing to very low-income seniors. In addition to providing rental assistance, the city also offers low-interest loans and grants to repair and rehabilitate mobile home units, of which a large portion are occupied by senior households. In addition, the 305-unit Mira Vista Village senior apartments provide affordable housing for seniors.

Camarillo offers various services to help seniors continue to live independently. The City of Camarillo offers door-to-door transit service. The Ventura County Senior Nutrition Program provides senior hot meals at the senior citizen center as well as delivers to seniors who cannot travel to the facility. For seniors living in assisted living facilities, the city funds the Long Term Care Ombudsman program that monitors the facilities, and, if necessary, will intervene to make sure they receive proper care.

Disabled Persons. Disabled persons have special housing needs because of their fixed income, lack of housing which is accessible and affordable, and higher health costs. Camarillo is home to people with disabilities that prevent them from working, restrict their mobility, or make it difficult to care for themselves. An additional segment of residents suffer from disabilities that require living in an institutional setting. Because of these conditions, disabled persons are considered to have special housing needs.

According to the 2000 Census, 12.9 percent of residents had a self-care limitation or mobility limitation. The living arrangement of disabled persons depends on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, disabled persons may need assistance. This can range from special housing design features for the disabled, to income support for those not able to work, and in-home supportive services for persons with medical conditions, among others. Service can be provided by public or private agencies.

Camarillo assists many residents living with disabilities to live in independent settings through public housing, Section 8 assistance, and other publicly assisted complexes. For persons unable to live in a primarily or semi-independent setting, Camarillo complies with the Lanterman Developmental Disabilities Services Act by allowing licensed community care facilities by right in all residential zones. Camarillo has a total of 21 licensed community care facilities serving 825 persons.

Type of Facility	Clientele and Services	Facilities	Capacity (in beds)
Small Family Home	Care for children who are on probation, or have developmental or mental disability.	3	14
Group Home	Specialized care for children referred by Children and Family Services and Probation	2	12
Adult Residential	Specialized care for persons ages 18-59 for developmental and/or mental disabilities.	0	0
Elderly Residential	Specialized care for elderly persons over age 60 such as nursing and convalescent homes	15	759
Adult Day Care	Other facilities providing day care services for adults with various disabilities.	1	40
Total		21	825

Source: State Department of Social Services, 2001

Single Parents. Single parents often require special consideration and assistance as a result of their lower-income, high costs of childcare, and the need for affordable housing. According to the 2000 Census, Camarillo was home to 999 single parents with dependent children under age 18. Single parents with children typically have the following needs:

Limited Income. Single parents with children, in particular female-headed families, earn significantly lower incomes. According to the 2000 Census, the poverty rate among female-headed families was 14.1 percent for families with children under age 18 and over 16 percent for those with children under age 5.

Childcare Costs. Single working parents with children must pay a substantial portion of their income for childcare. According to the Census Bureau, single parents spend 12 percent of their income on preschool childcare; those earning less than \$15,000 spend up to 25 percent of their income.

Housing Shortage. There is a significant shortage of adequately sized affordable housing for single parents with children. Although no statistics are available, it is reasonable to assume that single parents pay a larger share of their income for housing and therefore have higher overpayment rates.

College Students. College students can significantly impact the rental housing market. Apartments near colleges may experience lower vacancy rates. At the same time, apartments may also experience higher mobility and turnover due to the cyclical school year. Because of this, apartment owners can charge higher rents. Thus although students represent a temporary housing need, they can impact the overall rental market.

Students have special housing needs due to limited income and financial resources. Many students attending part-time in community colleges work full-time employment, while full-time students often work less. As a result, it is not uncommon for students to earn lower income and pay over half their annual income for housing. Because of this cost burden, students may double-up to save income for basic needs.

Camarillo has 4,030 persons who are attending college, many of whom are attending the local community colleges, California State University Channel Islands, or California Lutheran University. In keeping with the intent of the community college system to serve local needs, however, the majority of students are part-time, and many are living with their parents.

Large Households. The Federal Government defines large households as having five or more members. Large households are considered a special needs group in most communities because they have a higher prevalence of lower income households. Coupled with the lack of affordable and adequately sized housing in many communities, large households experience a greater prevalence of overcrowding and overpayment.

Between 1990 and 2000 the household size in the city was diminished from 2.77 persons to 2.62 persons per dwelling. The same held true for large households. The 2000 Census indicates that only 11.5 percent of the city's households had 5 or more persons, which is a reduction from the 13.4 percent in 1990. Likewise, overcrowding or having great than 1.5 persons per room is a symptom of not having adequate housing for large households. According to the 2000 Census approximately 2.2 percent of the residences are overcrowded. Comparatively, less than one percent of the owner occupied units have greater than 1.5 persons per room and approximately seven percent of the rental housing has more than 1.5 persons per room. As indicated the greatest need for large family housing would be in rental housing.

Housing Shortage. There is not a shortage of large housing units in Camarillo. According to the 1990 Census, Camarillo had 5,303 residences with four or more bedrooms that could accommodate the 2,171 large owner households. There were 1,862 large apartments with three or more bedrooms available to accommodate 372 larger renter families.

As shown above, Camarillo has an adequate supply of large rental units. This contrasts with many communities that have a great shortage of rental units with three or more bedrooms that can adequately accommodate larger households without overcrowding. To maintain an adequate supply of large housing units and to insure that affordable family housing is provided, Camarillo can provide incentives for developers to build larger apartments with three or more bedrooms that can accommodate larger households or by providing incentives for affordable ownership housing suited for large families.

Camarillo's median home price is greater than most Ventura County cities, and the median income level of residents is also high – this makes housing in Camarillo less affordable than other communities. In response, the city continues to work with developers to include affordable housing in their developments. In addition, the city continues the policy of providing financial and regulatory incentives for affordable ownership housing including density bonuses, waiver of development fees, and exemptions from the growth limitation ordinance.

Farm Labor. Agricultural employment accounted for an annual average of 17,300 jobs, or 6.6 percent of Ventura County's employment base in 1997, according to the Employment Development Department. In terms of total harvested acres annually, the agribusiness in Ventura County produces a significant crop of vegetables (primarily celery, lettuce, and broccoli). Other crops harvested include lemons, avocados, oranges, and strawberries. The total value of agricultural crops harvested in Ventura County exceeds \$900 Million annually.

The farm labor for the agricultural business consists of permanent and seasonal workers. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Farms may also hire seasonal migrant workers (defined as workers whose daily travel prevents them from returning to their primary residence every evening).

Estimating the magnitude of farm labor is difficult. For instance, the government agencies that track farm labor do not consistently define farm labor (e.g., field workers versus processing plant workers), length of employment (e.g., permanent or seasonal), nor place of work (e.g., location of the business or field). According to the 2000 U.S. Census, approximately 154 farm workers live in Camarillo. The census number includes those who work in farming, forestry, and fisheries. The census number also includes those who manage and own the fields as well as those who work in the farm fields.

A portion of the seasonal farm labor is also migrant. Determining the number of migrant farm workers is problematic. According to the Migrant Education Region XVII, there are 162 students enrolled in the Pleasant Valley Elementary School District Migrant Education Program and 71 students enrolled in the Migrant Education Program at Camarillo High School. These numbers include children of migrant workers who reside within and outside the City of Camarillo. The actual estimates regarding the number of migrant workers ranges widely, but is typically 10 percent of all farm labor according to the National Agricultural Statistical Services, or 25 percent of all seasonal labor according to EDD. Based on this estimate, migrant farm workers within the city are estimated to range from 15 to 39 in number.

Farm Worker Estimates

	1997 Census of Agriculture	U.S. Census 2000	1997 EDD
Ventura County			
Total Employment	22,561	n.a.	21,700
Permanent Labor	9,781	14,265	13,00
Seasonal Labor	12,780	n.a.	8,700
City of Camarillo			
Total Employment	n.a.	n.a.	n.a.
Permanent Labor	n.a.	154	n.a.
Seasonal Labor	n.a.	15 to 39	n.a.

Source: Census of Agriculture, 1997; U.S. Census 2000; EDD 1997.

Farm workers are considered by the State to have special housing needs. No local surveys are available which document the specific housing needs of farm labor. However, statewide and regional surveys provide an insight into the demographics and housing needs facing farm worker. Some of the more relevant findings are as follows:

- *Residency.* Unlike many communities; however, the citrus and vegetable laborers in Ventura County tend to be settled in the community and find work there through much of the year (EDD).
- *Limited Income.* Farm workers typically earn very low income. California farm workers have the lowest family income of any occupation earning \$17,700, with a median of \$9,828 per person (Census Bureau: 1997).
- *Housing Problems.* Because of limited income, farm workers often have limited housing choices. No local surveys have been taken of farm worker housing, although statewide surveys suggest that overcrowding is prevalent.
- *Substandard Conditions.* Field surveys appear to show that a higher prevalence of farm workers occupy substandard motels, illegal garage units or sheds, or other housing that is less suitable for occupancy.

The housing needs of permanent and migrant farm workers in Camarillo are currently addressed through the city's existing market rate and affordable housing stock. Farm workers and other persons earning very-low-income have access to public housing, Section 8 vouchers, and government-assisted affordable housing. The Camarillo Zoning Code permits the siting of permanent farm worker housing for both permanent and migrant farm workers in the Agricultural Exclusive, Rural Exclusive, and Open Space Zones. Similarly, farm worker housing is permitted on the farmland outside of the City of Camarillo. Public services including sewers and water can be provided by out of district sewer agreements to provide housing in the county area. Also collective septic systems and package plants are available for farm worker housing in the county unincorporated area.

Homelessness. Homelessness is not pervasive in Camarillo. Homeless service agencies have agreed that at any given time, there may be up to eight homeless persons in Camarillo. The city has developed a comprehensive strategy for addressing the needs of homeless persons that is modeled after HUD's continuum of care system of residential and supportive services. The city provides funding for homeless service providers through the Community Development Block Grant Program and the General Fund. Camarillo provides the following levels of service to the homeless:

Emergency Shelter. The Turning Point Foundation's "Our Place" in Ventura for the mentally ill is the only year-round emergency shelter for adults in the County. The Saint Vincent de Paul has operates a winter warming shelter and Interface Children Family Service also provides shelter for homeless children and youth on a countywide basis. The Ventura County Homeless Program provides vouchers that can be used at local hotels and motels.

Transitional Housing. Transitional housing and supportive services are an important component in moving homeless persons into the mainstream of society. The RAIN project that is presently located in Camarillo provides transitional housing for Ventura County residents. Presently ten Camarillo households including 11 adults and 18 children receive transitional housing from RAIN. RAIN provides supportive services that lead to employment and permanent housing. A range of supportive services are provided by the following agencies: Commission on Human Concerns; the Ventura Rescue Mission; AIDS Project Ventura; Catholic Charities; Ventura County Human Services Agency; the Salvation Army; and other agencies.

Permanent Supportive Housing. The last component of Camarillo's Continuum of Care program is permanent supportive housing for the homeless. Supportive housing for the severely mentally ill is offered by Turning Point Foundation at their facility in Ventura, and the Area Housing Authority offers supportive housing for the mentally challenged at their facility near the new university. Upon re-entry into the community, formerly homeless people have access to affordable permanent housing through public housing, publicly assisted units, and other homes throughout the community.

Homelessness Needs Assessment

Homelessness remains one of America's most complicated and important social issues. Chronic poverty, coupled with physical and other disabilities, has combined with rapid changes in society, the workplace, and local housing markets to make many people vulnerable to its affects. Camarillo is fortunate as studies and surveys by government agencies and homeless advocacy groups have shown that homelessness is not pervasive in the community. Estimates indicate that at any given time there may be up to eight homeless persons in Camarillo. These include families that might be displaced through evictions, women and children displaced through abusive family life, or persons passing through Camarillo on Highway 101. Reviewing these needs with the homeless providers, the greatest unmet need identified related to the homeless, mentally ill and those in transition in need of support to housing.

Homeless and Non-Homeless Housing and Special Needs Assessment

Camarillo along with the County of Ventura participated in a public forum in October 1999 to identify countywide homeless needs. More than 70-organizations and all Ventura County cities participated and assisted in creating a consensus regarding housing and homeless needs. Camarillo has used the priorities and conclusions in preparing the 2000 Housing Element

Continuum of Care

Camarillo uses a "continuum of care" approach in handling homeless concerns. The "continuum of care" is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs - physical, economic, and social. Camarillo's approach to the continuum of care is to offer a variety of programs along with a coordinated referral program. Within Ventura County, the Housing and Homeless Coalition, a group of nonprofit organizations and area jurisdictions, collectively addresses the need for a continuum of care for the homeless and work toward providing affordable housing. The organization provides an on going dialogue regarding homelessness and housing and share expertise and ideas regarding solutions to the problem. Moreover, it offers a collective effort without duplication of actions and activities by either the jurisdictions or the nonprofit agencies.

Camarillo has not found homelessness to be a significant concern. Studies show that at any time there may be up to eight homeless persons in Camarillo. Many of these are persons who are traveling through Camarillo on Highway 101. The RAIN shelter that serves a countywide homeless population is located within the city limits at the Camarillo Airport and serves 168 persons.

The implementation of the Camarillo's continuum of care involves city resources and those of nonprofit agencies, county, state and federal resources, housing developers, bankers and business people, and the city residents. Camarillo's continuum of care includes referrals to county and nonprofit agencies such as Ventura County Behavioral

Health (VCBH) or the Commission On Human Concerns. The organizations can identify an individual's or family's needs and connect them to facilities and services by providing referrals to the Turning Point Foundation or VCBH for immediate emergency shelter as a safe, decent alternative to the streets. In addition they can provide transitional housing with supportive services, such as job training/placement, child care, substance abuse treatment, mental health services and instruction in independent living skills. The services are provided by Community Development Block Grant (CDBG) funded programs including the Palmer Drug and Alcohol Program, Interface, Human Services Agency, and Food Share. The final component of Camarillo's continuum of care is to insure that permanent affordable housing is available. This is implemented by the city's housing programs including the acquisition of land and coordination to see the lots are improved with affordable housing.

Camarillo in making the annual allocation of CDBG and municipal funds considers "continuum of care" programs that address the following programs and activities.

- **Emergency Assistance** - preventing homelessness or meeting the emergency needs of homeless individuals and families including prevention, outreach and assessment, and emergency shelter. The city is also assisting the Winter Warming Shelter in Ventura.
- **Safe Haven Housing** - Providing housing, low demand services and referrals for homeless individuals with serious mental illnesses who have been unwilling or unable to participate in mental health or substance abuse treatment programs or receive supportive services.
- **Transitional Housing** - providing housing and appropriate supportive services that are designed to facilitate the movement of homeless individuals to permanent housing, generally within 24-hours.
- **Permanent Housing and Permanent Supportive Housing** - providing housing and supportive services for homeless persons with disabilities, either as part of larger projects or in facilities designed solely for persons with disabilities, and appropriate permanent housing options for all homeless families and individuals.
- **Single-Room Occupancy Housing** - providing a single unit (does not need to include a kitchen or bathroom) for occupancy for one person, which may include services such as mental health services, substance abuse treatment, job training, and employment programs.

Homelessness - Substance Abuse and Alcohol

The incidence of alcohol and other drug abuse within the homeless population is estimated to be three times higher than the general population (i.e. 30 percent versus 10 percent). This estimate is closely aligned with national survey statistics of 21 percent of the sheltered homeless and 34 percent of the unsheltered homeless. The Housing and Homeless Coalition identifies a need for treatment facility with housing and clinical staff. They also recommended that a treatment facility be established for youth with drug and alcohol addiction.

Homelessness - Group Homes

The State of California Department of Alcohol and Drug Programs licenses residential facilities and/or certified alcohol and drug programs in Ventura County. There are eleven residential facilities and two residential detoxification facilities in the county. None are located in Camarillo. Palmer Drug Prevention that is licensed for providing counseling and prevention is based in Camarillo. Facilities available for substance abusers (including homeless substance abusers) are coordinated through the county's Alcohol and Drug Program, and are available by referral directly from social workers and through probation. There are no special facilities earmarked for homeless substance abusers. Homeless abusers have access to detoxification and recovery beds that are available in the county.

Homelessness - Domestic Violence

The Ventura County Housing and Homeless Coalition has identified a need for additional shelters for battered women and runaway youth. These individuals also require counseling and assistance to become self sufficient or return to their families. Victims of household violence can become homeless as a result of escaping abusive living environments. They also suffer physical and psychological trauma as a result of the abuse. Many of these (almost exclusively women) persons are ill equipped to fend for themselves and their children. Without access to low-income housing, reliable transportation and supportive counseling they are at a greater disadvantage and create special homeless needs. Common issues faced by battered women are: lack of jobs, lack of child care, lack of affordable housing, underemployment, codependent substance abuse users, and need for marketable skills.

Interface, which is based in Camarillo, provides counseling and services for those experiencing domestic violence. Interface operates a shelter facility the families and also provides a 24-hour counseling service which provides crisis intervention and prevention services. These include safe shelter and counseling for homeless, abused and runaway children; a battered women and children's shelter; and a one-stop social service referral service. The Interface shelter is outside Camarillo, but provides services for Camarillo residents.

Special Needs - Homeless

According to the Turning Point Foundation persons who are homeless and mentally ill have special needs and are not being served well in traditional homeless shelters. Many are at risk in the community frequently being victimized and often suffering from physical and mental illnesses due to lack of proper nourishment and shelter. Many of the homeless mentally ill do not avail themselves of services or cannot be served by traditional services due to their untreated psychiatric symptoms, active substance abuse, histories of abusive behaviors and repeated failure to comply with the requirements of the service providers.

Homeless – Self Sufficiency

Assisting the homeless to move from reliance on public and non-public assistance is a component of Camarillo's "continuum of care." Camarillo supports organizations that provide shelter and food and also assists them to move into permanent housing. The Turning Point Foundation provides a self-sufficiency plan for each resident that contains an individualized plan geared toward helping them find permanent housing and return to the community. The plan identifies the type of housing desired, income needed and activities to obtain permanent housing. During the time at the shelter they are assisted in obtaining entitlement benefits, treatment services, employment services, housing and other services that will enable them to no longer be homeless. The Commission On Human Concerns offers assistance with security deposits and initial rent payments to complete the transition from the street to permanent housing.

Avoiding Homelessness

Camarillo's "continuum of care" program works to ensure that residents do not become homeless. The number of homeless persons in Camarillo reflects concern the community has in serving the homeless along with the success of our programs to prevent homelessness. Review of needs with homeless service agencies indicate that the number of homeless families is not significant in Camarillo. Efforts that the city is taking to expand affordable housing opportunities alleviate concerns regarding homelessness. Therefore, Camarillo's efforts are focused on transitional housing opportunities and the homeless mentally ill.

Sheltered and Unsheltered Homeless

Homeless persons and families are continuing to experience problems that are unabated and exist nationally, statewide and locally. Lower income households live on a very narrow margin and any unexpected expense, or more significantly, the loss of a job, can cause these households to lose their housing. Once out of the housing market, it becomes increasingly difficult for these households to re-acquire permanent shelter. The high costs of living in temporary quarters or "on the street" prevents households from saving enough money for first and last month's rent and security deposit, much less a down payment for a house. These problems have created a new population of

homeless that includes families with children, especially single-parent families, young runaways, and battered women.

Needs of Homeless Persons

The needs of homeless individuals and families fall into two general categories; both short and long term. These needs include food, shelter, hygiene, medical attention, and in the longer term, education, job training, income from employment or benefits to start. They need prepared meals when they have no place to cook. For those who have income and a place to cook, basic staples and fresh foods are needed free or at food share distributes food to seniors and families including homeless cost. In some instances, specialized foods are needed for infants, children or adults suffering from certain illnesses.

Homeless Services

The RAIN homeless shelter that is located in Camarillo offers a comprehensive countywide service program for homeless persons. The homeless individuals and families are referred to free or low-cost medical attention for treatment of minor injuries and illnesses, as well as referrals for more serious injuries and illnesses, diagnosis, care and treatment; access to a phone for making calls to obtain benefits, employment and medical attention. The RAIN shelter also assists with transportation for getting to appointments for medical attention, employment and medical attention; employment and benefits; shower and laundry facilities.

Individuals and families who have moved into permanent housing usually need continued support. Their stability is often fragile financially and emotionally. They are, in many cases, at high risk of becoming homeless again. They, like most people, need to feel safe, worthwhile, productive and self-sufficient. When homeless individuals and families begin to feel the security of permanent housing, they tend to become more positive and self-motivating in their own lives. Camarillo's homeless population is approximately two-thirds white with the balance minority. Fifty-two percent of the homeless treated are single females. Their findings are supported by the Turning Point Foundation, which indicates that two-thirds of its Camarillo clientele are white with the balance minority.

Camarillo, as part of the Ventura County service area, receives assistance with the homeless mentally ill from the Ventura County Behavioral Health Department. The homeless mentally ill population includes severely mentally disordered, multi-problem clients for whom the public section is legally responsible and fiscally liable, and persons at risk of becoming a public charge. Many of these clients are also receiving other social services from such agencies as the Department of Drug and Alcohol Programs and the Correction Services Agency. The VCHB recently opened Villa Calleguas, a 24-unit apartment complex serving the mentally ill population of the county. Villa Calleguas is adjacent to California State University Channel Islands and rents are set on a sliding scale beginning at \$362 per month.

The incidence of homelessness for the chronically mentally ill is expected to increase in Ventura County due to a shortage of affordable housing and the closing of single occupancy hotels and residential care facilities. National surveys indicate the mentally ill comprise approximately 20 percent of the homeless population (plus a portion of the 21 percent of the homeless who are both mentally ill and are suffering from drug and/or alcohol abuse). Local service providers estimate 33 percent of the homeless are also mentally ill.

Studies by government agencies and non-profit organizations indicate that the greatest homeless concern is with those who are temporarily homeless and the mentally ill. Homeless services are provided by the Human Services Agency to those who are temporarily homeless. Camarillo residents who become homeless due to mental illness are offered transitional housing by the Turning Point Foundation. This organization provides training and services to return the individual to a permanent housing environment.

Few Camarillo residents are homeless. In spite of this finding, RAIN operates a homeless shelter at the Camarillo Airport that serves a countywide need. According to homeless providers in Ventura County, the greatest need for Camarillo residents is transitional housing and treatment for the mentally ill and emergency shelters for persons who become homeless. The Ventura County Behavioral Health Department provides an emergency shelter program for the homeless mentally ill in Ventura County. Their program served twenty Camarillo residents in 1999-2000. The number of clients has decreased slightly since the previous year; however, the number of repeat clients has increased, thereby impacting the workload.

Turning Point Foundation, which assists the homeless mentally ill, indicates they will serve nine Camarillo residents during 2000-2001. The organization indicates that while the numbers served are low, persons who are mentally ill have very special needs and are not served well in traditional homeless shelters. Low cost housing, including Section 8 housing is needed along with support and some residential treatment facilities to prepare person to live independently.

CHAPTER SEVEN

PRESERVATION OF ASSISTED HOUSING

Introduction

This section identifies all residential projects that are under an affordability restriction. All assisted housing projects at risk of losing their low-income affordability restrictions within the ten-year period must be analyzed. The purpose of this analysis is to provide a comprehensive assessment of the assisted housing programs in the City of Camarillo. The city is also required to establish quantified objectives in its Housing Element for the number of units that can be conserved. Preserving the affordability of units at risk of losing their low-income use counts toward conserving affordable rental residential units.

Ten-Year Analysis Period

According to Government Code Section 65583 a ten-year period of analysis must be determined for the purposes of the Housing Element Amendment. The ten-year analysis period is to coincide with the dates of analysis contained in the city's Housing Element and is to be broken into two five-year periods to parallel the periods defined in the city's five-year Quantified Objectives section of the Housing Element.

The City of Camarillo's Housing Element identifies the five-year housing planned period as July 1999 through June 2005. Therefore, for the purposes of this Housing Element Amendment, the two five-year periods of analysis will be July 1999 through June 2005, and July 2005 through June 2010.

Inventory of Units at Risk of Losing Use Restriction (Section 65583(a)(8))

Project Information and Sources (Section 65583 (a) (8) (A))

According to Section 65583 (a)(8), the inventory of units must include all multi-family rental units which are assisted under any number of Federal Department of Housing and Urban Development (HUD), state, local and/or other programs, and which are:

- Eligible to change to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions; and
- Eligible within the ten-year period following the statutory adoption "due-date" of the Housing Element Amendment.

The following is a listing of the various developments within the City of Camarillo that are involved with a federal, state or local program which results in some form of assisted residential units, either through a financial assistance or control measure.

TABLE 11
ASSISTED HOUSING

Project	Year	No. of Units	Program	Expires
Camarillo Oaks	1996	67	Multifamily Housing Revenue Bonds 67 units for very low-income tenants (50% of area median) (15 years)	2011
Camino Ruiz	1991	160	Measure A Exemption 35 units are very low-income (50% of area median) with tenant paying not more than 30% of income for rent; 82 units are rented to very low-income (50% of area median) with tenants paying not more than 40% of income for rent; 43 units are rented to Section 8 eligible persons at the Area Housing Authority Fair market Rent as set by HUD. (12 years)	2003 except for 43 Section 8 eligible units
Park Glenn Seniors	2000	18	City acquired site with CDBG funds and assisted with permits and off-site improvements. 100% low and moderate income seniors. (55 years)	2055
Park Glenn Seniors	2000	18	Multifamily Housing Revenue Bonds. 40% of units to be occupied by low and moderate income seniors. (30 years)	2030
Park Glenn Seniors	2000	18	Tax Credit 100% of units to be occupied by low and moderate income seniors.	2030
Park Glenn	1998	150	Tax Credits and Multifamily Housing Revenue Bonds 100% for 60% of median. (30 years)	2030
Casa Velasquez	2000	13	City acquired site and paid for permits and off-site public improvements with CDBG funds. 100% low and very low income.	2053
Casa de Sueno	2000	10	CDBG and Tax Credits. City acquired site and paid for permits and off-site public improvements with CDBG funds. 100% low and very low income.	2055
Ponderosa Village	On-going	90	Section 221 (D) (4) mortgage financing. 90 low-income senior units.	On-going
Mira Vista Village	1990	231 62 units	Multifamily Housing Revenue Bonds 305 senior citizen apartments including 70% of the units (213-units) shall be rent restricted with 20% (61-units) very low-income one bedroom apartments and 50% (152-units) one-bedroom low-income units. Nine (9) two bedroom units under the Bond Agreement and nine (9) two bedroom units under the CTAC for a total of 18-units must be rented to very low-income tenants (50% of median) at rents not in excess of 30% of 50% of median income. (12 years) The city and the apartment owner in 2002 have entered into an agreement to preserve 57 units whose affordability was due to expire in 2002. The city used CDC funds to preserve the units.	2002 – 61 units to continue and Section 8 units to continue 57 units to continue to be affordable.
Heritage House	1998	22	Multi family revenue bonds. 22 units for 50% or less. (35 years)	2033
Ellis Terrace	1988	27	CDBG and public housing authority funds were used to build the apartments. 100% very low income. (Owned by Area Housing Authority)	On-going
Corte Madera	2000	32	Twenty percent (32 units are set aside for lower income (80% of median. The period of time for this is 10 years if for-sale, 20 if rental and the project is operating as a rental project.	2020

Units at Risk of Losing Use Restrictions in Camarillo

Most of the projects that have a restriction are not at risk during the period of time being used in this analysis. The developments that do have a risk of losing the restriction include:

- Ponderosa Village Senior Apartments
- Mira Vista Village Senior Apartments
- Camino Ruiz Apartments

The projects will continue to provide housing for apartment renters and the senior units will continue to be for seniors due to the restrictions on the planned development permits for the reduction in parking. However, the rental restrictions under a local program will expire in the Camino Ruiz apartments and the Mira Vista Village Senior Apartments. The Ponderosa Village is expected to continue in the same capacity as it has been operating, thus there should be no impact for the project. The other two projects are also expected to continue to offer affordable (moderate or less) based on the market conditions.

Ponderosa Village

Ponderosa Village was constructed in 1979 by Ronald R. Levine, who retains the title to the units currently. A 221 (D)(4) market rate mortgage was used to finance the construction of the project. The mortgage was issued by the Federal government on June 5, 1979. The loan was for \$2,208,300 to be paid over a 40-year period at an 8 percent interest rate. Specifically, this loan was issued to a for-profit organization for the construction of wholly elderly housekeeping (WAH). WAH projects require that at least one of the tenants of the unit is 62 years of age or older. There are no prepayment penalties connected to the loan Mr. Levine secured. Prepayment of the loan does not affect the use restrictions that are attached to the property and described below.

The use restrictions for Ponderosa Village are a result of the Section 8 new construction opt- out contract (Section 8 contract) that is attached to the property. This Section 8 contract was attached to the property when the market rate mortgage was issued on June 5, 1979. The purpose of the Section 8 contract is to ensure that for the life of the contract, Ponderosa Village's 90 1-bedroom units remain intact as elderly housing. The Section 8 contract for Ponderosa Village is a typical Section 8 rent subsidy arrangement. The senior citizen pays their portion of the rent, which is 30 percent of their adjusted gross monthly income, to the owner or manager of the development. The Ventura County Area Housing Authority (acting as an agent of the Federal government and using HUD money allocated for this purpose) pays the difference to the owner or manager between the rent paid by the tenant and the market rate rent. Market rate rents are determined and reviewed on a yearly basis by the Ventura County Area Housing Authority (AHA) and HUD.

The Section 8 contract for Ponderosa Village was due to expire on October 3, 1993. The owner of the property, Mr. Levine, has the option to renew the Section 8 contract with HUD for a five-year period and will have the same option to renew the Section 8 contract every five years. If Mr. Levine determines that it is no longer in his best interest economically to have the Ponderosa Village Apartments remain as elderly housing, a year before the Section 8 contract for the property is due to expire, according to Section 65863.10, he must file a Notice of Intent with HUD to indicate his intention of converting the units which are currently covered by the Section 8 contract to other uses.

Once a Notice of Intent (NOI) has been filed with HUD, there are a number of steps that Mr. Levine must go through to successfully opt-out of his Section 8 contract. During this process, HUD will offer Mr. Levine incentives to maintain his Section 8 contract. Such incentives range from re-financing his mortgage at a lower interest rate to establishing higher rents to be charged for the units. If at any point during this process, Mr. Levine fails to complete a step HUD has outlined as necessary for the opt out to occur, the Section 8 contract rolls over automatically for another five-year period.

If Mr. Levine opts-out of the Section 8 contract attached to Ponderosa Village's 90 elderly housing units, this will represent a significant decrease in Camarillo's elderly housing stock. Currently, there exists one other privately owned elderly housing project in the City of Camarillo, Mira Vista, which contains 305 elderly housing units. The conversion of Ponderosa Village's 90 units would represent a 23 percent loss of the city's current 395 privately owner elderly housing units.

Ponderosa Village also has an additional use restriction attached to the deed of the property. The City of Camarillo entered into an agreement with the owner of Ponderosa Village prior to the project's construction. This agreement, dated November 13, 1978, was an exception to the city's Parking Ordinance, Section 19.44.030F. According to this agreement, the owner of Ponderosa Village was only required to provide half of the amount of parking spaces normally required for a project of this size and type. Should the project ever convert to any use other than elderly housing, the required number of parking spaces for the new use, per the parking ordinance, will be required for this site. The owner of the property also has the option, per this agreement, of reducing the number of dwelling units to a number that corresponds with the parking spaces mandated by the city's parking ordinance requirements. If these parking requirements are not complied with, the Residential Planned Permit No. 31 for Ponderosa Village will be deemed null and void. This agreement runs in perpetuity with the land and is binding upon all future owners of the property.

If the current or future owner of Ponderosa Village wishes to opt-out of the Section 8 contract and convert the units to another housing type, it could prove to be prohibitively expensive for the owner to provide the amount of parking spaces required by the city for a development of this size and type, or to reduce the number of dwelling units to correspond with the city's parking ordinance requirements. Until the Section 8 contract is not renewed by the owner of the property and the units are converted to another housing type, the parking space allowance issue lies dormant.

According to the Ventura county Area Housing Authority, it seems unlikely in the next two years (when the NOI) must be filed) that Mr. Levine will decide to opt-out of his Section 8 contract. Given the current and projected state of the real estate market, and the relative costs associated with adhering to the terms of the agreement with the city, the factors associated with opting out of the Section 8 contract mitigate against conversion. Also, according the Levine Company, which owns and manages over 150 properties, has every intention of renewing their Section 8 contract indefinitely.

Mira Vista Village Senior Apartments

Mira Vista Village is a 305 unit senior apartment complex located on approximately 10.15 acres. The property is in the RPD-30U (Residential Planned Development 30 units per acre) zone and was completed in 1990. The project was built in two phases with 216 one-bedroom units containing 460 square feet each and 88 two-bedroom units containing 710 square feet, plus one manager's unit. Approximately a half of the site is devoted in landscaping and recreational areas including two recreation buildings for the residents.

Parking for the apartment units were built at a rate of one covered space per unit plus one guest space for every five units. This rate is the rate applied to senior projects and would need to continue to be restricted to seniors so long as this parking ratio was utilized.

When the project was built, it received an exemption under the city's Measure A for the development of senior units under an affordability agreement that restricted the rents on the majority of the units. Rents on all of the units have increased over the years; however rents on the restricted units have not increased as fast as rents on non-restricted units. Reports have been submitted to monitor the rental rates and occupancies since the completion of the project.

The original design was approved with various features for a senior project. The units are smaller sized units to promote affordability and the recreational amenities were designed with seniors in mind. Two recreational areas were provided and the city approved modifications to the site plan development standards to further promote the affordability of the project. Therefore, it is expected that upon the termination of the affordability agreement, the project would remain as a seniors project. The site was also granted a reduction in the parking requirement. As long as it is used for seniors, the parking reduction would remain in effect. In order satisfy the parking requirements for a non-senior project, major changes to the site plan would be in accordance with the city's Municipal Code requirements.

The concern is the development was approved with a twelve year affordability program, after which the owner could charge market rate rents and the renters might experience a substantial rent increase. Sixty-one of the units will continue under the bond finance program and 80 units are under the Section 8 program. The balance of the units, after

the termination of the program, were at risk. Meetings between the city and the property owner resulted in the preservation of 57 units with rents affordable to very low-income persons. The Community Development Commission set aside funds were used to subsidize the housing units for five years. The city will need to continue to monitor the development to insure the affordability of the units are preserved.

Camino Ruiz Apartments

Camino Ruiz Apartments includes 160 one- and two-bedroom apartment units. The project was developed in 1990 with occupancies in 1991. The project was approved with an exemption to the city's growth control measure. As a result of the exemption and reductions in development standards, an affordability agreement was recorded on the property. The agreement stipulated that the units would have certain rental restrictions. The project includes units placed at building clusters of 8 to 12 units per cluster with floor areas ranging in size from 588 to 910 square feet.

The project is rental project and includes amenities such as open space, recreation area, and covered parking. Given the characteristics of the project and the market conditions, the project would continue to provide for rental units. The rental units would be in the moderate income or less categories. In concert with the reductions in development standards including a reduction in parking areas, the project would continue to need to comply with the RPD standards and provide for use as an apartment complex.

City staff and the apartment owner explored ways to preserve the projects affordability.. In spite of the discussions, the apartment owner and the city were unable to come up with ways to maintain the affordability of the apartments. The owner is willing to continue to accept Section 8 tenants. As a result, in the year 2003 the owner will be able to charge market rate rents.

Cost Analysis (Section 65583(a)(8)(B))

According to Government Code Section 65583(a)(8)(B), the cost of producing new rental housing comparable in size and rent levels to replace the units that could convert and the cost of preserving all of the developments at risk of converting, must be included in the Housing Element Amendment. If these costs can not be estimated directly, it is permissible to describe whether such costs are anticipated to be higher or lower than the replacement estimates, and for what reason, as well as the magnitude of the differences in the estimates.

There were three at risk apartment complexes in Camarillo. The Camino Ruiz apartment owner was unwilling to continue the projects affordability and the rental restrictions have lapsed. The other apartment complexes, Mira Vista village and Ponderosa Village have agreed to maintain the affordability of their complexes. Though it is difficult to estimate the cost of replacing at risk units exceeds the cost of building

new apartments. This is constrained by the limited amount of land identified for high density residential land uses as well as the city reaching build out.

Ponderosa Village Apartments

It is difficult to determine the cost of preserving the 90 elderly units in Ponderosa Village that are at a risk of converting to another use. Ponderosa Village is privately owned by the Levine Company, a for-profit organization, therefore a price would have to be set by them to acquire Ponderosa Village. The Levine Company declined providing approximate costs for the construction of the development in 1979, as well as the current market rate value of the property. According to Laurie Larson, the property manager for the Levine Company, Ponderosa Village currently receives \$44,489 a month, or \$533,868 a year in Section 8 contract subsidies.

There are several ways to calculate the estimated cost of replacing the elderly units at risk of conversion in Ponderosa Village. According to HUD, the estimated replacement cost of replacing the 90 elderly units at risk of conversion in Ponderosa Village. According to HUD, the estimated replacement cost of each of the Ponderosa Village Apartments is approximately \$100,000. This means that the estimated cost of replacing all 90 of the senior housing units is approximately \$9 Million dollars.

According to the County Assessor's 1991 assessment of the property, the 3 acres of land are worth \$219,757, and the improvements (or building) is worth \$2,417,423. These figures do not reflect the current market rate value of the property due to Proposition 13. Proposition 13, which took effect in 1975, limits the annual increase in the assessed value of property at a maximum of 2 percent, even if the actual market value of the property is increasing at a greater rate. Once the property is sold, it will be re-assessed, however, until that time, the assessed value is based upon the property's March 1, 1978 value, with a 2 percent maximum annual adjustment.

Another indicator of the replacement cost of the development, is that current market rate cost of land in the City of Camarillo. Land that is zoned for multi-family residential, such as Ponderosa Village's current property, sells for approximately \$500,000 to \$1,000,000 per acre. A three-acre parcel of land, which is what would need to be purchased to replace or rebuild the units in Ponderosa Village if they were to be converted to another use, would cost approximately \$1.5 Million to \$3 Million.

One other way to calculate the cost of replacing the units in Ponderosa Village if they were to be converted to another use is to use the Building Construction Costs figures prepared by Means. According to *Means 48th Edition* published in 1990, the construction cost for replacing a 50,050-square-foot mid-rise apartment building in Camarillo is approximately \$3,011,408.40. This figure does not include the cost of purchasing the three acres of land, estimated above at costing an additional \$1.5 – \$3 Million.

In summary, the factors to be considered when estimating the total cost of replacing the units at risk in Ponderosa Village include: the \$4.5 – \$6 Million dollar estimated cost of

replacing the 90 elderly units in Ponderosa Village (according to the Means Building Construction Costs referenced above and the estimated cost of purchasing a three acre parcel of land zoned for multi-family residential in Camarillo), the finance costs associated with construction loans, the difficulty in locating another three acre parcel of land within the city that is suitable for such a development and the cost of moving and temporarily relocating the 90-plus elderly tenants of Ponderosa Village.

It would be fair to assume, based on all of the associated costs of replacing the elderly units in Ponderosa Village, that it would be less expensive to acquire and preserve these units, than to replace them at an undetermined location elsewhere in the City of Camarillo.

Mira Vista Village Senior Apartments

Determining the cost of preserving the 305 elderly units in Mira Vista Village apartments that are at a risk is challenging. Mira Vista Village is privately owned by the Ponderosa Senior Housing, a for-profit organization, therefore a price would have to be set by it to acquire Mira Vista Village. There are several ways to calculate the estimated cost of replacing the elderly units at risk of conversion in Mira Vista Village. The estimated replacement cost of each of the Mira Vista Village Apartments is approximately \$100,000. This means that the estimated cost of replacing all 305 of the senior housing units is approximately \$30 Million dollars.

Another indicator of the replacement cost of the development, is that current market rate cost of land in the City of Camarillo. Land that is zoned for multi-family residential, such as Mira Vista Village's current property, sells for approximately \$500,000 to \$1,000,000 per acre. The 10.15-acre parcel of land, which is what would need to be purchased to replace or rebuild the units in Mira Vista Village if they were to be converted to another use, would cost approximately \$5 Million to \$10 Million.

In summary, the factors to be considered when estimating the total cost of replacing the units at risk in Mira Vista Village include: the \$30 Million dollar estimated cost of replacing the 305 elderly units in Mira Vista Village and the estimated cost of purchasing a ten acre parcel of land zoned for multi-family residential in Camarillo, the finance costs associated with construction loans, the challenge in locating another ten acre parcel of land within the city that is suitable for such a development and the cost of moving and temporarily relocating the 305-plus elderly tenants of Mira Vista Village.

It would be fair to assume, based on all of the associated costs of replacing the elderly units in Mira Vista Village, that it would be less expensive to acquire and preserve these units, than to replace them at an undetermined location elsewhere in the City of Camarillo.

Camino Ruiz Apartments

The Camino Ruiz Apartment affordability agreement lapsed in January 2003. Though the complex will no longer offer below market rents the owner is willing to continue to accept Section 8 tenants. The cost of preserving the apartments exceeded the city's capacity and the owner was not willing to enter into programs to preserve the units. Camino Ruiz Apartments is privately owned by the Pardee Construction, a for-profit organization. There are several ways to calculate the estimated cost of replacing the apartments that had their affordability restrictions removed. The estimated replacement cost of each of the Camino Ruiz Apartments is approximately \$100,000. This means that the estimated cost of replacing all 160 of the senior housing units is approximately \$16 Million dollars.

Another indicator of the replacement cost of the development, is that current market rate cost of land in the City of Camarillo. Land that is zoned for multi-family residential, such as Camino Ruiz's current property, sells for approximately \$500,000 to \$1,000,000 per acre. A 6.4-acre parcel of land, which is what would need to be purchased to replace or rebuild the units in Camino Ruiz would cost approximately \$3 Million to \$6 Million.

In summary, the factors to be considered when estimating the total cost of replacing the units at risk in Camino Ruiz include: the \$16 Million dollar estimated cost of replacing the 160 units in Camino Ruiz and the cost of purchasing a six acre parcel of land zoned for multi-family residential in Camarillo, the finance costs associated with construction loans, the difficulty in locating another six acre parcel of land within the city that is suitable for such a development and the cost of moving and temporarily relocating the 300-plus tenants of Camino Ruiz.

The owner of the Camino Ruiz apartments was unwilling to work with the City of Camarillo in finding ways to preserve their affordability. The owner is willing to continue to rent to Section 8 tenants.

Resources for Preservation (Section 65583(a)(8)(C))

According to Section 65583(a)(8)(C), the Housing Element Amendment should identify public and private nonprofit corporations which have legal and managerial capacity to acquire and manage assisted housing developments. Inclusion on this list should be based on a corporation's expression of interest in acquiring and managing such projects.

Both the Ventura County Area Housing Authority and the Cabrillo Economic Development Corporation have expressed an interest in and have the resources to manage at risk apartments in Camarillo. Currently, the Ventura County Area Housing Authority owns and manages a number of low rent public housing projects in the County, including Ellis Terrace and Raemere Street apartments in Camarillo. The Cabrillo Economic Development Corporation, a nonprofit housing developer, has a primary interest in providing homes for low/moderate income housing families and is

currently involved in projects throughout Ventura County, including the Casa Velasquez and Casa de Sueno apartments.

The Foundation For Social Resources, a housing non-profit, who in 1990 acquired and renovated the 160-unit Park Glenn apartments and built the Park Glenn senior apartments has the capacity for future affordable housing projects. In both projects the City of Camarillo partnered with them in bond and tax credit financing.

Additional funds can be applied for at the federal, state and local level to assist in the operation and management cost of Ponderosa Village. The acquisition of Ponderosa Village or any other development would have to be financed by one or more of these sources, as the Ventura County Housing Authority and the Cabrillo Economic Development Corporation lack the funds to acquire, maintain and manage the apartments on their own. In the past, the City of Camarillo has assisted in the acquisition of affordable housing projects by issuing tax-exempt Multi-Housing Revenue Bonds, pursuant to the provisions of the California Health and Safety Code, in an amount not to exceed 15 Million dollars. These bonds were issued to finance the cost of acquiring the land and constructing the project known as Hacienda de Camarillo III, which contains 39 low- and moderate-income rental units. Similar financing could possibly be obtained with the assistance of the city and state for the purposes of acquiring and preserving the any at risk apartments.

The City of Camarillo over the past fifteen (15) years has received approximately \$450,000 a year in Community Development Block Grant (CDBG) Funds from HUD. Over the next ten years, assuming the city continues to receive funding, the City of Camarillo will have an estimated \$4,500,000 to use in CDBG funds. These funds are used for a variety of housing rehabilitation and assistance programs.

Other methods, which are now available, include the potential use of redevelopment funds or assisting with the refinancing of a project with tax credit financing. The city has supported tax credit financing on several projects with beneficial results. Redevelopment funds were used to preserve units in the Mira Vista Village apartments and the city would consider similar programs in the future. The city may also want to pursue working with the Area Housing Authority to use its ability as a public housing entity to obtain bond financing to acquire properties.

Programs for Preservation (Section 65583(C)(6))

According to Section 65583(c)(6), the Housing Element Amendment should include, or reference programs in the Housing Element to preserve the low-income use of at risk projects listed in the ten year inventory, with specific focus on units at risk during the five-year planning period.

Programs to preserve the low-income use of at risk projects listed in the ten-year inventory include programs listed in Chapter 9 of the City of Camarillo's General Plan Housing Element. Each program indicates a responsible party for implementation and a

timetable for said implementation. Program #15, Revenue Bonds, are a potential resource for purchasing the Ponderosa Village units which are at risk, providing the state is able to allocate the money needed to offer the bonds, and the City Council approves the program to purchase the Ponderosa Village Units should a NOI (Notice of Intent) be filed with HUD. Once purchased by the city, an agreement could be drafted transferring the title and deed to the Area Housing Authority or Cabrillo Economic Development Corporation. A condition of this would be that should the units convert to any use other than elderly housing, the title and deed would revert back to the city. A similar agreement and finance package was compiled by the City of Camarillo to fund the construction of the Hacienda de Camarillo III Apartments. Multi-Housing Revenue bonds have been the city's strongest tool for preserving and acquiring units at risk.

Program #9, Article 34 Authority, was approved by the voters in June of 1984 and allows the city to acquire units that are at a risk of conversion or to develop or construct new housing stock for low-income or elderly housing.

Program #13, Preservation of Existing Affordable Housing, was approved by the Council and provides for the preservation of existing affordable housing through the use of CDBG funds. Both of these programs can assist the city in preserving and expanding its stock of low-income housing.

The apartments that are under affordability agreements will continue to be monitored by the city. The Mira Vista Village apartments that have a five year affordability agreement extension will be reviewed to see if the owner is willing to continue or expand the program in the future. In addition, the bond financed units in Mira Vista Village will continue to be affordable. The Ponderosa Village apartments will be monitored to see if they terminate their HUD agreement to see if they are willing to sell to the Area Housing Authority or other non-profit housing corporation to preserve the affordability. The Camino Ruiz apartment agreement lapsed and the owner is unwilling to extend its affordability. It is an example of why longer affordability programs are necessary on future affordable apartment projects.

The Housing Element programs are also available as resources the city can utilize to ensure that at-risk units are preserved.

CHAPTER EIGHT

HOUSING GOALS AND POLICIES

A. HOUSING GOALS

It shall be the goal of the City of Camarillo to:

- ♦ Protect the qualities that have created a highly desirable living environment in the city.
- ♦ Encourage the availability of a variety of housing designs, tenures and prices to meet the needs of present and future city residents.
- ♦ Ensure that the quality of residential development is adequate to protect the health, safety and general welfare of city residents.

B. HOUSING POLICIES

In order to further these goals, it shall be the policy of the City of Camarillo to:

- ♦ Preserve the high quality of the city's existing housing stock and residential environment.
- ♦ Meet the city's local housing needs to the maximum feasible extent.
- ♦ Fulfill the city's share of regional housing needs to the maximum feasible extent.
- ♦ Create and maintain a supply of affordable housing within the city.
- ♦ Promote accessibility to housing opportunities by all households, regardless of income, race, color, religion, sex, marital status, age, household size or physical disability.

CHAPTER NINE

HOUSING PROGRAM

Camarillo has long been proactive when it comes to meeting community housing needs. The city's residential programs include the development of new residential units, the conservation and rehabilitation of existing residences, and encouraging mixed-use residential developments in the "Old Town" area. Included in the program is evaluating under utilized commercial and industrial properties to see if they can be better used for residences.

Residential developments include single-family residences, apartments, town homes, mixed-use, as well as large lot single-family homes in estate settings. The intent is to offer a variety of housing types to full fill the needs of the Camarillo residents.

The conservation and rehabilitation of existing residences is an important component of the city's Housing Element. The city has a proactive code enforcement program that on a quarterly basis reviews each neighborhood in the city. If problems are evident city staff will contact the property owner and have the problem corrected. Problems including deferred property maintenance, abandoned vehicles, graffiti are brought to the attention of the owner and a date is given for the correction of the violation. If necessary the city will go to court to get compliance. To facilitate it the city offers low cost rehabilitation loans to low-income property owners. The city has also provided bond financing for the preservation of the Park Glenn (168 units) apartments and the Camarillo Oaks (564 units) apartments.

The city's housing goals and policies are implemented through its housing program. This chapter describes the city's current housing program, summarizes state housing program provisions which apply to the city and sets forth a five-year program of actions the city intends to take through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available.

A. CURRENT HOUSING PROGRAM AND RECENT ACTIONS

The city has taken a number of actions in the past to further the provision of housing and improve the city's existing housing stock. Many of these are described below.

Provision of Adequate Sites

As described in Chapter Three, 18 vacant sites have been designated in the General Plan with a wide range of residential classifications and densities, which would permit the construction of approximately 3171 additional dwelling units. This is in addition to the units currently under construction or recently completed which will be counted towards the city's housing goal for the 7½ -year period.

Housing Incentives and Opportunities

Camarillo is innovative and whenever possible creative in deriving resources to expand affordable housing opportunities. Without the use of federal funds, Camarillo is able to encourage homebuilders to incorporate low and moderate-income housing in their developments. The city provides incentives including development allotment exemptions, density bonuses, or reductions in development standards for affordable housing projects. Camarillo also continues to form partnerships with nonprofit housing organizations, the private sector, and local governments to build decent affordable housing and to attract economic development.

Camarillo and Cabrillo Economic Development Corporation partnered in building the 13-unit Casa Velasquez family apartments and the 10-unit Casa de Sueno family apartments. The city partnered with the Area Housing Authority in forming the Ventura Cities Mortgage Finance Authority to provide down payment assistance. State funds are used for the Mortgage Credit Certificate program and for the apartment bond program. Camarillo in the past has used state Mobile Home Park Ownership Program funds, which accrue from the registration of mobile homes, to help mobile home park residents to purchase their mobile home lot. Camarillo encourages homebuilders to include low and moderate income housing in their developments. Camarillo in 1998 worked with the owner of the 150-unit Park Glenn apartments on a tax credit bond program. The tax credits were used to renovate the thirty-year-old apartments. The property owner has agreed to maintain the project as affordable to those having 60-percent or less of the area median income for thirty years.

Encouragement of Elderly and Affordable Housing

Low-income and senior citizen housing projects are encouraged within the city by exempting them from the requirements of the Residential Development Control System if they are funded or subsidized pursuant to local, state or federal laws or programs.

Additionally, the city's Municipal Code allows for a 50 percent reduction of parking requirements for elderly housing projects and waives the requirement that parking be covered. These provisions were taken advantage of by the federally funded Ponderosa Village project, a HUD design award-winner. The apartments are occupied by 90 elderly and handicapped households under the Section 8 Housing Assistance Payments Program.

The city has also modified development standards in the past for projects containing affordable housing. As an example, an apartment project with 25 percent of its units provided for low or moderate-income occupants was granted a reduction in covered parking requirements and a waiver of recreational vehicle parking requirements, and was allowed to construct carports instead of enclosed garages. It was also allowed to set aside the park fees as long as the project maintains its affordable level. These development standards were also modified for the Park Glenn Senior Apartments and Casa del Sueno scattered lot projects.

Provision for Mobile Homes

In addition to the Mobile Home Park Development Zone, mobile homes are permitted in the single-family residential zones (RE, R-1, RPD), thereby facilitating the construction of housing that is frequently of lower cost than conventionally-constructed units. The 22-unit Oak View Ridge affordable housing development incorporated factory-built housing.

Raemere Street

The City Council in 1984 reaffirmed its commitment to preserving the city's affordable housing stock by adopting land use designations for the area that will maintain the neighborhood's existing character.

Housing Adequacy

Most housing units in Camarillo are well maintained and not falling into disrepair. The 1990 Housing Assistance Plan identified only nine units out of over 18,000 in the city at that time as being substandard. Since then housing values have increased and residences throughout the city are being renovated. Housing deficiencies are identified before they become a problem. Also substandard living units such as sheds and garages are not permitted and must be restored to a non-habitable use. As a result, housing units are being repaired and expanded rather than being abandoned or converted to other uses.

Unit Rehabilitation

The city addresses the need for dwelling unit rehabilitation by utilizing Federal Community Development Block Grant (CDBG) monies with a host of public and private funding sources. This has proven successful in a case by case basis.

Area Housing Authority

The city maintains membership in the Area Housing Authority of the County of Ventura, which administers the Section 8 Housing Assistance Payments and Moderate Rehabilitation Programs. The Housing Assistance Payments Program presently aids 206 households in the city (including 39 elderly and 9 disabled households) by paying the difference between 30 percent of an eligible household's income and the actual cost of renting a unit.

Coordination of Permit Processing

The Community Development Department provides for coordination of project review and decision making, and the provision of information regarding the status of all applications and permits for residential developments. The Department has prepared procedure guides for the processing of residential development permits. The guidelines

provide assistance for individuals who are going to be developing a single-family residence, as well as procedure guides for larger scale developments. The procedures detail the process from preliminary review through the construction phase. As an added benefit, the procedure guides discuss the concurrent processing of subdivision maps, planned development permits and development allotments in order to maximize the efficiency of the process and to minimize the time in processing.

Efficient Development

The Residential Development Control System represents one of the city's most important techniques of maximizing the quality of residential development in the city and minimizing its impacts. It favors those projects that have the least impact on city infrastructure, services, trees, natural topography and the physical environment. The system also encourages a high quality of design and the provision of public facilities. Bonus points are given to projects which represent the infilling of a neighborhood and projects which provide affordable housing.

Conservation of Energy and Water

In addition to the energy and water conservation measures required of residential development by the California State Subdivision Map Act and the California Building Code, the city encourages conservation by awarding points under the Residential Development Control System for the following features:

- Automatic sprinkler controls.
- Sprinkler controls equipped with automatic rain shut off control.
- Use of drought resistant, low water use plant materials.
- Sensor devices used to regulate sprinkler activity.
- Drip irrigation system employed where most appropriate.
- Landscaping of at least one model home with low water use plants and materials with literature and signs pointing out landscape design purpose.
- Other significant water conservation features as approved by the Board and/or the City Council.
- Solar water heating system installed to serve all dwelling units.
- Effective solar space heating system installed to serve all dwelling units.
- Heat pumps installed in all units.
- Units pre plumbed for solar water heating system.
- Features capable of conserving 10% or more of a building's total annual energy use.
- Solar access plan prepared.

- Units sited to maximize effectiveness of passive solar features considering sun angles, wind direction, natural ventilation and shading devices.
- Renewable energy power generation features.
- Landscaping plan designed to consider solar energy benefits.
- Pool equipment with solar water heating or deed restriction requiring pool solar water heating for future installation.
- Hot water pipes insulated.
- Forced air units and water heaters equipped with automatic timers.
- Southern orientation windows shaded with eave projections, louvers, shutters, trellis or similar shading devices.
- Exterior lights utilize high intensity, low voltage discharge lamps.
- Other significant energy conservation features as approved by the Board and/or the City Council.

Design Flexibility

Much of the vacant, residential land within the city is zoned "RPD" (Residential Planned Development). This zone specifically encourages the use of innovative approaches in residential design and allows general departures from standard design principles. For a development greater than four units per acre in density, flexibility is permitted in lot area, lot dimensions, setbacks, separation between buildings and building height.

City Sponsorship of Low-Rent Housing

The citizens of Camarillo in 1984 granted the city the authority to develop, construct and acquire low rent housing (Article 34 of the California Constitution). The measure authorizes two percent of existing households to be developed for low-income housing.

Provision for Farm Worker Housing

Farm labor housing for farm workers and their families is permitted in a number of the city's residential and agricultural zones. Both permanent and temporary farmworker housing are allowed in the Rural Exclusive (RE), Open Space (OS) and the Agricultural Exclusive (AE) zones. Farm workers are able to reside in all manner of housing and are only limited by their ability to either rent or own housing in Camarillo.

(Continued)

Minimization of Condominium Conversion Impacts

In the case of the Camarillo Springs Mobile Home Park and the Rancho Adolfo Mobile Home Park conversions, the following conditions of approval were imposed to protect existing tenants:

- a. The payment of \$1,000 for relocation assistance to each tenant who moves his home out of the park as a consequence of conversion.
- b. The granting of a priority right to tenants to purchase the lot under their mobile home for a period of twelve months from the date the property is first offered for sale.
- c. The offering of discounted sales prices to existing tenants for the first nine months.
- d. The granting of a privilege to remain as residents on a rental basis as long as desired, with defined rent increases.

The city also worked on a Mobilehome Park Resident Ownership Program (MROP) for the Rancho Adolfo Home Park conversion and assisted the conversion with CDBG funds for qualifying residents to assist in the down payment. The MPROP program helped 10 residents and CDBG funds were used to assist 17 residents to purchase their lots.

Provision for Second Units

The city has amended the Municipal Code to permit a second dwelling unit on existing developed single-family lots to house one or two persons. These changes resulted in additional affordable units, thereby significantly increasing low-cost residential opportunities for the elderly. Thus far approximately 40 applications have been received and approved.

Low-Cost Rentals

The rental of rooms within a dwelling to up to two persons, in addition to members of the family occupying the dwelling, is permitted in the R-1 (Single Family Dwelling) and RPD Zones, which maximizes the use of the city's existing housing stock. The Housing Programs include expanding this to include the R-E (Rural Exclusive) zone.

Pre-submittal Conference

The city's processing system provides for a "presubmittal conference," at which an applicant is acquainted with the information and fees required by each department and agency. Site and architectural plans are also reviewed for consistency with city standards. This conference allows the applicant to determine the feasibility of the project in light of these requirements. The city has prepared guidelines to assist residential developers in better understanding the process of development from the beginning steps to completion.

Rent Review Committee

Two rent review commissions have been established by the City Council to assist in resolving rental disputes between tenants and landlord. The Rent Review Commission for Multi-Family housing assists in the solution and/or settlement of rental disputes in connection with multi-family residential facilities of five or more units. The Commission determination is only advisory to tenants and landlords, and cannot be appealed to or subject to any review by the City Council. Those filing a complaint may be charged a fee to cover the cost of stationery, postage, clerical support and telephone charges.

Similarly, the Rent Review Commission for Mobilehome Parks assists in the resolution of rental disputes by reviewing proposed rent increases if petitioned to do so by one or more tenants. The Commission evaluates the proposed increase based on actual and anticipated park operating expenses and income, vacancy rates, length of leases and other information to reach a recommendation. If any party finds the recommendation unacceptable, the matter is submitted to binding arbitration, the cost of which is borne equally by the park owner and the petitioning tenant(s). The arbitrator is guided by the criteria established by the City Council in determining what a fair and just return is. The arbitrator's determination is final and conclusive.

Residential Mortgage Revenue Bonds

The city has authorized participation in a County-administered Residential Mortgage Revenue Bonds Program that was created by the Mortgage Subsidy Bond Tax Act of 1980. Under this program, the proceeds of tax-exempt bond sales are used to provide below market interest rate mortgage loans primarily to first-time buyers within low- and moderate-income groups.

State Finance Tax Credits

On a number of occasions, the Camarillo City Council has approved tax credit financing in the form of mortgage revenue bonds. Tax credits were used in the financing of the Casa de Sueno apartments that were built on land purchased with CDBG funds. In 1998, 7.5 Million dollars in tax credit financing was approved by the State of California to renovate the Park Glenn apartments. Included in the Park Glenn tax credit application was a requirement that the project remain affordable to persons making less than 60 percent of the median income. In the past, Camarillo has used tax credit financing on the Camino Ruiz and Mira Vista Village apartment projects. Cabrillo Economic Development Corporation used tax credit financing to construct the 13-unit Casa Velasquez and the 10-unit Casa de Sueno apartment developments on land acquired with CDBG funds.

To further highlight the benefit of the advantage of the supporting the tax credit financing for the Park Glenn apartment project, a more detailed background is necessary. The 150 apartment units were built in the 1960's and were operating as a market rate project. In a tight housing market this meant that the rental rates were continuing to increase without any cap on the rents. The project had done some

extensive improvements as a result of the Northridge earthquake and some flood damage during the El Nino storms. Additional improvements to the roofing, utilities and recreation areas were also needed. The tax credit financing was a means to make the necessary improvements and an affordability agreement was secured for 30 years on the project. The financing took place in 1998 and work was completed with minimal disruption to the tenants. Tenants not meeting the eligibility restrictions on the income limits were required to relocate from the complex within two years so as to offer the units within the development for households within the income restriction. A regular monitoring program is in effect with the development to ensure the affordability agreement.

B. STATE HOUSING PROGRAM

The State of California has formulated an aggressive program directed at providing and improving housing. Implementation by the city of state housing law and policy represents an affirmative, significant effort in and of itself. This section briefly summarizes some of the more important state laws associated with the provision of adequate housing.

Density Bonuses

Cities and counties must give a density increase of at least 25 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) to builders who agree to construct housing developments with 25 percent of the units affordable to low- or moderate-income households or 10 percent of the total units affordable to lower-income households.

Second Units

State law facilitates the creation of units without additional land costs by permitting jurisdictions to allow second units in single-family zones if they conform to certain criteria.

Fair Housing

State law prohibits discrimination in the development process against housing projects for low and moderate income households.

Mobile Homes

State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

Affordable Housing on Surplus Lands

State law gives priority to the use of surplus land for the development of low or moderate income residences and provides for its sale to local governmental agencies at less than market value for that purpose.

Excess Building Standards

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such charges to the Department of Housing and Community Development and file an expressed finding that the change is needed.

Residential Energy Conservation

State law requires all new construction to comply with "energy budget" standards that establish maximum allowable energy use from depletable sources. These requirements apply to such design components as structural insulation, air infiltration and leakage control, setback features on thermostats, water heating system insulation (tanks and pipes) and swimming pool covers if a pool is equipped with a fossil fuel or electric heater. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures so as to take advantage of a southern exposure, shade or prevailing breezes.

Residential Water Conservation

State law requires all new residential units to be equipped with water-saving fixtures.

Expedited Processing

Housing projects containing at least 25 percent of the units for low- or moderate-income families are exempt from the three-times-per-year restriction on amendments to mandatory elements of the General Plan.

Fees Limitations

State law limits fees charged for zoning variances, zoning changes, use permits, building permits and the processing of maps under the provisions of the Subdivision Map Act to the estimated reasonable cost of providing the service for which the fee is charged. The city periodically evaluates the actual cost of processing the development permits when revising its fee schedule.

Substandard Unit Improvement

State law prohibits owners of substandard rental dwellings cited for code violations from taking State income tax deductions for interest, taxes and depreciation. Extra tax revenues collected under this provision go to local governments to support code enforcement efforts, to build low and moderate income housing, and to minimize neighborhood displacement.

Mortgage Redlining

Under state law, it is illegal for state-chartered savings and loans to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area.

Arbitrary Discrimination

State law prohibits arbitrary discrimination in real property transactions on the basis of sex, race, color, religion, ancestry, or national origin.

C. FIVE-YEAR ACTION PROGRAM

Over the past ten years (1987 to 1997), prior to this implementation period, a number of homes have been constructed in Camarillo. The following chart indicates the number of units by type for a total of 3093 units. This is an average of 309 units per year. The number of units ranged from approximately 206 units to 505 units over the time period. In addition to the number of units that were built, a number of units were also approved and allocations awarded but the units were not yet built. Those will carry over to the next period of time.

COMPLETED BY HOUSING TYPE: 10-Year Total (1987-1997)

Second Units	8
Condominiums	486
Apartments	505
Zero Lot Line	164
Attached Single Family	90
Single Family Detached	1,544
Townhomes	296
Total	3,093 dwelling units

The Municipal Code allows for renting of rooms and the city actively supports a "Senior Share" program. The number of room rentals is not able to be determined.

This section sets forth a five-year schedule of actions the city intends to take to implement the goals and policies contained in Chapter Six. The agency responsible for each action and the implementation time frame are identified for each measure.

In order to achieve these goals to the maximum feasible extent, the city will implement the following measures in addition to continuing the current housing program.

ANNUAL (7-1/2 YEAR TOTAL) HOUSING GOALS

	<u>7.5 Years</u>	<u>Annual</u>
Very low	419 DU	56 DU
Low	229 DU	30 DU
Moderate	410 DU	55 DU
Above Moderate	742 DU	99 DU
Total Units	1,800 DU	240 DU

D. HOUSING PROGRAMS

These include previously approved and recently proposed programs.

1. Affordable Housing Agreement

To maintain a supply of affordable housing, maximize the number of affordable units to eligible households, and preclude windfall profits, the city requires developers of projects (including affordable housing units for which a density bonus exemption or other incentive(s) is granted) to enter into an Affordable Housing Agreement which:

- a. Establishes the sales prices of the affordable units
- b. Establishes the number, type, and phasing of affordable units
- c. Limits through deed restriction the initial and subsequent purchasers of affordable units to those certified by the city as being eligible households
- d. Requires affordable units to be owner occupied
- e. Allows affordable units to be sold by the developer without restriction beginning six months after the dates sales first began for that unit's development phase if unable to sell at specified price
- f. Limits the resale price of an affordable unit to that which is affordable to the same income category as the seller.
- g. Provides for the city to receive any proceeds of the last sale or transfer under the terms of the agreement that are in excess of the amount at which the unit could be purchased by the appropriate income group, with such proceeds to be used in the city's Affordable Housing Program.

Responsible Agency	City Council
Time Frame	This program has been in effect during the past ten years, since adoption of the prior Housing Element and will continue to be in effect during the next five-year increment.
Present Limitations	None
Proposed Changes	Future agreements should be a minimum of 25 years. Projects within Redevelopment area require a minimum of 30-years or longer.
Results	Apartments (13 units plus 10 units). The Corte Madera development (160 units) have been built and includes a portion of the project under this provision.
Comments	The city continues to monitor projects previously-approved with this provision.

2. Design of Affordable Housing

In order to minimize the differentiation between affordable and market rate units, require that affordable units included within a project for which a density bonus, exemption or other incentive(s) has been granted are:

- a. Similar in exterior appearance to market rate units of like plan type and may include alternate equipment
- b. Available equally in each development phase
- c. Distributed among the three target income groups (Very Low, Low and Moderate).

Responsible Agency	Community Development Department
Time Frame	This program has been in effect during the past ten years since adoption of the prior Housing Element and will continue to be in effect during the next five-year increment
Present Limitations	None
Proposed Changes	None Required
Results	This program has been used in several residential projects including the Corte Madera and Casa Velasquez Apartments. In addition, the Park Glenn Senior apartments were developed with reductions in development standards such as a reduced parking standard. The Olson Company project was approved with a variety of development standard modifications to promote the affordability of the project.
Comments	This provision is used in conjunction with the city's normal review process.

3. Encouragement of Elderly, Affordable and Rental Housing Through Residential Development Control System Criteria

In order to encourage the provision of elderly, affordable and rental housing under the Residential Development Control System, Part B of the allocation criteria was amended to award bonus points over and above the other points earned by a project. This action would encourage developers to offer a portion of their project as elderly, affordable or rental housing. This would target projects which are not comprised completely of such housing or which do not offer at least 25 percent of their units as affordable (which would then qualify for a density bonus).

In addition to the criteria set forth in Title 20 of the Camarillo Municipal Code, the City Council has the power to use (and has used) supplemental criteria that is consistent with the intent of the Residential Control System and the General Plan. These criteria include whether the project will enable the city to provide a balance of housing types and values that will accommodate a variety of families including families of moderate income and families of limited or fixed incomes. The City Council also considers the general location, type, value, size and relationship to adjoining properties would be such to ensure reasonable public services and not unduly increase the costs for providing such services.

Responsible Agency	City Council
Time Frame	This program has been in since adoption of the Residential Development Control System (Measure A) and will continue to be in effect during the next five-year increment
Present Limitations	None
Proposed Changes	None Required
Results	Since many of the units for affordable and senior units under a city, state, or local project are otherwise exempt from the Residential Development Control System (Measure A), this provision has assisted the market rate units built in concert with senior or affordable units. Units within the Corte Madera development received an exemption under Measure A, as did units within a variety of other projects.
Comments	This affords a project the opportunity to proceed ahead of the time it would take to obtain development allotments, even though there are usually an adequate number of allotments for project during the past few years.

(Continued)

4. Maintenance of Density Balance

Evaluate General Plan Amendment requests that change residential density in relation to the impact on the distribution of residential densities with consideration given to this provision. In areas to be considered for future general plan amendments, it is important to provide for a variety of densities to allow a range of housing types. In addition, if a specific plan is utilized in the general plan amendment, language should be included to insure that the development within the specific plan will achieve the density range as specified.

Responsible Agency	City Council
Time Frame	All new residential developments will be reviewed to see that the density identified on the Land Use Element of the General Plan is achieved.
Present Limitations	Presently the General Plan does not require developments to be built at the density established by the Plan. As a result residential developments are built at lower densities and the housing projects are not met.
Proposed Changes	Future General Plan Amendments should include a provision that the development be built at densities consistent with the land use designation
Results	Residential developments have been driven by the developer's perception of what will sale and as a result the residential densities have not been achieved. As a result the number of housing units identified on the General Plan have not been built and the communities housing needs are not being met. Future developments will be assessed in relation to their development potential and if not achieved will be grounds for the projects denial.
Comments	Implementation of this program will assist Camarillo in meeting its housing numbers.

5. Second Units

Provide rental units for low-income elderly households on single-family residential parcels. Develop standards and amend the Municipal Code to permit second units on lots with existing single-family residences, maintaining minimum separation and rear yard requirements to ensure compatibility with adjoining properties.

Responsible Agency	Planning Commission
Time Frame	This has been adopted.
Present Limitations	None
Proposed Changes	The Municipal Code is being amended to make the approval of a second residential unit an administrative process. The change is in compliance with recent changes in state law.
Results	Over 50 second residential units have been approved.

Comments	The city currently supports the development of second residential units in the single family residential zones. There are many examples of additions that have been built that complement the main residence and have allowed for additional housing opportunities in the city. The permit process for second residential units by July will be ministerial and will make it easier for the homeowner to build the second residential unit.
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6. Room Rentals

In order to further encourage the renting of rooms in existing units, the Zoning Ordinance was amended to permit such rentals in single-family dwellings in the RPD Zone. Presently rooms may be rented out in the R-1 and RPD Zone for up to two more persons in addition to family members. Consideration should be given to permitting room rentals in the R-E (Rural Exclusive) zone.

As families get smaller, extra bedrooms in the larger four or five bedroom houses could be rented out for supplemental income, particularly for elderly householders who cannot afford to move but could use the income and would like to have younger people available for maintenance or other chores. This concept makes more efficient use of existing housing stock without the cost of building new units.

Responsible Agency	City Council
Time Frame	Accomplished
Present Limitations	Presently the program provides the rental of rooms in the R-1 and RPD zones. Residents in the Rural Exclusive zone cannot rent rooms. Rental of rooms in the R-1 and the RPD zones have not created problems and have provided affordable housing.
Proposed Changes	The RE zone should be amended to permit the rental of rooms in a similar fashion to the R-1 and the RPD zones.
Results	The change in the RE zone could increase the supply of housing in Camarillo. Though it is hard to quantify the number of homes that presently rent rooms this would offer another tool in achieving the housing goals.
Comments	This program would bring the RE zone in line with the R-1 zone.

7. Fair Housing Practices

In order to discourage discriminatory housing practices, the city provides fair housing programs that respond to fair housing concerns, investigates discrimination complaints, and offers referral and counseling service.

Responsible Agency	City Council
Time Frame	Ongoing. Funding provided through CDBG.
Present Limitations	None
Proposed Changes	Maintain present program.
Results	Residents receive fair housing programs, referral, and counseling as provided by the Ventura County Fair Housing Consortium. The Consortium contracts with a fair housing agency that provides the service. In 2000, Camarillo completed the Analysis of Impediments to Fair House Choice. According to the report, fair housing concerns are not pervasive in Camarillo.
Comments	This has not generated additional units; however, it does offer assistance to residents who may have housing conflicts.

8. Nonprofit Housing Organizations

In order to maximize the use of all funding sources, support the formation and efforts of nonprofit organizations and citizens groups who are eligible to apply for federal and state housing funds and who may sponsor proposals to provide affordable housing.

In addition, the city will continue to cooperate with the Ventura County Area Housing Authority and/or nonprofit organization, (such as the Cabrillo Economic Development Corporation and Habitat for Humanity of Ventura County). The city will provide staff and clerical aid in completing fund applications and serve as initiator and liaison with state and federal funding agencies as well as providing technical assistance on engineering and planning matters.

Responsible Agency	City Council
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	This has been successful in a variety of projects including the Casa Velasquez apartments complex in addition to the Casa de Sueno 10 unit scattered lot project. The Park Glenn apartments used bond financing to renovate the apartments that had structural damage after the Northridge earthquake and now provides 150 units of low-income housing.
Comments	This is an ongoing program.

(Continued)

9. Article 34 Authority

The city previously had the authority pursuant to an initiative under Article 34 of the California Constitution, to develop, construct, or acquire a low rent housing project. As a result, the city will need to continue its monitor compliance with this provision

Responsible Agency	Community Development Department
Time Frame	Adopted June 5, 1984, and ongoing. Approved, allowing the city to develop, construct or acquire no more than 2 percent of the city's housing stock for low income, senior or handicapped housing.
Present Limitations	None
Proposed Changes	None, unless required by state law or court decisions.
Results	Provides the authority to develop units.
Comments	This is an ongoing program.

10. Senior Citizen Locator Service (Senior Share)

In order to increase the availability of affordable housing for the elderly, the city approved and established a service that assists senior citizens in locating other seniors who desire to share existing housing.

Responsible Agency	Community Development Department, City Council
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	Will continue with assistance from the Senior Council in the implementation of the program.
Comments	This is an ongoing program.

11. Maintenance of Housing

In order to encourage the maintenance of existing housing in desirable condition, the city's Beautification Committee shall continue to encourage the maintenance of residential structural and site conditions.

(Continued)

Responsible Agency	City Council
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	Existing housing is being preserved as a result of this program. The Code Enforcement program is citywide and addresses housing concerns before they become a serious problem. On a quarterly basis the city is monitored and in the interim daily calls from the citizens regarding code violations are addressed. The proactive Code Enforcement program has resulted in the reduction of calls for service improvements in the overall condition of the city.
Comments	The program has been implemented for over 10 years and as a result housing is being preserved.

12. Affordable Housing Site Criteria

In order to provide an appropriate residential environment, apply the site selection criteria for non-market rate housing used by HUD and CHFA or other programs established by the city in evaluating affordable housing proposals.

Responsible Agency	Community Development Department, Planning Commission, City Council
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	Aids in review of development/design process.
Comments	The city has implemented this program in the pre-application review of new and proposed residential developments. This early, informal review assists in reducing time and expenditures on affordable housing projects.

13. Preservation of Existing Affordable Housing

Efforts should continue to be taken to preserve existing affordable housing. This includes avoiding the intrusion of commercial and industrial land uses in existing residential neighborhoods as well as to preserve the city's existing stock of affordable housing. In addition, the city should consider programs to assist in minimizing the number of units lost when affordability agreements terminate.

(Continued)

Responsible Agency	City Council
Time Frame	Ongoing
Present Limitations	Affordable housing programs in the past have been approved for 12 to 15 year time frames. This is too short of a time period and creates turmoil for residents when they expire. As the affordability agreements terminate efforts should be taken to extend the agreements.
Proposed Changes	Require that future affordable housing programs achieve as long of a time horizon as possible.
Results	Two developments recently had their affordability agreements expire. The Mira Vista Village senior apartments had a twelve- year affordability agreement that lapsed in 2002. The city provided CDC funds to extend the affordability agreement for five years. The owner of the Camino Ruiz apartments that was also under a twelve-year affordability agreement was unwilling to enter into a similar agreement and the affordability program lapsed. The city has funds CDBG and redevelopment housing funds that can aid in preserving the units. The challenge has been that the programs have time limitations. The Camino Ruiz apartments were built with a 12-year time horizon and what has been learned is that twelve years is too short of a time period.
Comments	The city now has redevelopment funds to assist in this along with CDBG funds. Additionally, the city can negotiate with the property owners who would otherwise have to make certain improvements to one of the projects to provide additional parking. Both projects have indicated the desire to continue to use Section 8 vouchers to maintain a number of units that would also have been lost from the affordable housing stock.

14. Section 8 Fair Market Rents

In order to increase the number of rental units eligible for inclusion in the Section 8 Housing Assistance Payments Program the city should support the efforts of the Area Housing Authority to gain Federal approval of higher fair market rents.

Responsible Agency	City Council
Time Frame	Ongoing
Present Limitations	The present limitation is that Section 8 payments are inadequate for the local rent levels. The Area Housing Authority should continue to prompt the Department of Housing and Urban Development to increase the Section 8 assistance.
Proposed Changes	None
Results	Presently 329 units are under Section 8. (December 2000)
Comments	This is an on going program.

15. Revenue Bonds

In order to expand the city's inventory of affordable housing the city should undertake a tax-exempt mortgage revenue bond program or work concurrently with the Area Housing Authority (AHA) or other non-profit housing providers.

Responsible Agency	City Council
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results – Over 500 units have been assisted with bond financing.	The 160-unit Park Glenn apartments were rehabilitated with tax exempt mortgage bonds that were underwritten by the City of Camarillo. In addition, the Camarillo Oaks apartments were also rehabilitated with tax exempt mortgage bonds. Revenue Bonds were also used to build the Mira Vista Village apartments.
Comments	This has been a successful tool in preserving as well as building new affordable housing. No changes are proposed.

16. Condominium Conversions

In order to reduce the impacts of condominium conversions on residents of rental housing and to maintain a supply of rental housing for low- and moderate-income persons, the city's Municipal Code addresses the conversion of condominium's, which provides for the following:

- a. The prohibition of rent increases for two years from the filing of the conversion application. Thereafter, rent increases are limited to the increase in the Consumer Price Index (CPI).
- b. The payment of moving expenses equal to two times the monthly rent.
- c. The offering of a lifetime lease, with reasonable annual rent increases, to tenant households whose head of household or spouse is age 62 or older.
- d. The offering of a three-year lease, with reasonable annual rent increases, to all tenant households that meet the income limits of the HUD Section 8 program.
- e. The limitation of conversions to no more than 5 percent of the city's potentially convertible rental stock in any one calendar year. Once the yearly limit has been reached, a project may be approved for conversion only if the City Council makes one or more of the following findings:
 - (1) The developer will provide for a significant increase in housing for low and moderate income households or senior citizen households over and above the provisions of this chapter.

- (2) The developer will provide for the construction of new rental housing.
- (3) The developer will donate an acceptable site or an acceptable amount of funds to the city for construction of new rental or senior citizen housing.
- (4) The need and demand for low cost homeownership to be provided for by this project will outweigh the detriment caused by further reduction of the rental stock.

Responsible Agency	City Council
Time Frame	Adopted
Present Limitations	None
Proposed Changes	None
Results	No apartment projects were requested to be converted to condominiums
Comments	No changes are necessary

17. Density Bonus

In order to encourage provisions for density bonus, the current procedure shall be reviewed to ensure it meets the following guidelines:

- When a developer of housing agrees to construct at least 25 percent of the total units of a housing development for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, or 10 percent of the total units of a housing development for lower income households, as defined in Section 50079.5 of the Health and Safety Code, the city either (1) grants a density bonus or (2) provides other incentives of equivalent financial value.
- A developer may submit to the city a preliminary proposal for the development of housing pursuant to this section prior to the submittal of any formal requests for general plan amendments, zoning amendments, or subdivision map approvals. Within 90 days of receipt of a written proposal the city notifies the housing developer in writing regarding the manner in which it will comply with this section. The city establishes procedures for carrying out this section, which includes City Council approval of the means of compliance with this section.
- For the purposes of this subject, "density bonus" means a density increase of at least 25 percent over the otherwise maximum allowable residential density under the Municipal Code and Land Use Element of the General Plan. The density bonus is included when determining the number of housing units that is equal to

10 to 25 percent of the total. The density bonus applies to housing developments consisting of five or more dwelling units.

- If a developer agrees to construct both 25 percent of the total units for persons and families or low or moderate income and 10 percent of the total units for lower income households, the developer is entitled to only one density bonus under this section although the city may, at its discretion, grant more than one density bonus.
- Where there is a direct financial contribution to a housing development pursuant to Government Code, Section 65915, through participation in cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the city assures continued availability for low and moderate income units for 30 years. When appropriate, the agreement specifies the mechanisms and procedures necessary to carry out this section.
- It is the intent of the city that the density bonus or other incentives offered by the city contributes significantly to the economic feasibility of low and moderate income housing in proposed housing developments.
- The city establishes the minimum number of units or percent of units in a project that would be necessary to qualify for a density bonus or other incentives.

Responsible Agency	City Council
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	The city reduced the development standard for the 305-unit Mar Vista Village Senior apartments, and the 165-unit Corte Madera apartments. The city also reduced the development standards on the 22-unit Oakview Ridge first-time home buyer development.
Comments	No changes are proposed

18. Right of First Refusal

Where legally possible, require as a condition of approval the right of the city to have the first opportunity to purchase the land that was proposed to include low cost units for sale or rent. The city has already used this technique on a proposed project on Temple Avenue where the Area Housing Authority built 27 family apartments.

(Continued)

Responsible Agency	City Council
Time Frame	Project by project Consideration
Present Limitations	None
Proposed Changes	None
Results	The Area Housing Authority built 27 units on land designated for low-income housing. Presently, the Olson Company is building 30 affordable ownership units on a site designated for affordable houses. The site was purchased with CDBG funds and the city formed a partnership with the Olson Company to build the homes.
Comments	No changes are proposed

19. Community Development Block Grant

The city has received CDBG funds for over 15 years. The annual allocation is approximately \$450,000 and funds are used to support the city's continuum of care that addresses homelessness, fair housing, social service programs, affordable housing, residential rehabilitation and the Ventura Boulevard economic development programs. As part of the process, the city holds public hearings to receive comments that are used to distribute the monies to various programs which have included the following:

- Rehabilitation
- Homeless Programs
- Housing Cost Reduction
- Fair Housing
- Housing Services
- Affordable Housing
- Community Infrastructure
- Administration

The city has used CDBG funds to acquire sites for the 10-unit Casa de Sueno, the 13-unit Casa Velasquez and the 18-unit Park Glen Apartments. The Olson Company 34-unit affordable ownership development is being built on land purchased with CDBG funds. The city's "Continuum Care" programs include the Turning Point Foundation single-room occupancy housing for the homeless mentally ill, as well as to support the rehabilitation of the RAIN homeless shelter.

The city should continue to make use of this source of funding and seek additional funding beyond the period of the present program.

(Continued)

Responsible Agency	City Council
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	A full range of housing programs and the city's "continuum of care" activities are provided with CDBG funds
Comments	No changes are proposed.

20. Inclusionary Housing Programs

The city shall consider a program for the inclusion of affordable housing units within housing developments. To date, the city has provided the opportunity for this in conjunction with the consideration of general plan amendments by providing a variety of density to allow for a range of housing types. This is also encouraged through bonus points in the allotment program and through the exemption of low-income units under an agreement with the city. However, the potential exists to have a greater number of units provided as this has not resulted in a significant number of units to date. In lieu of the units being provided at the same site, the developer could enter into an agreement with the Area Housing Authority or some other entity to assist them with the development of units at another location, pay an in-lieu fee, or dedicate land.

Responsible Agency	Community Development Department. City Council
Time Frame	One Year
Present Limitations	Presently the city on a project-by-project basis is able to attain affordable housing units of varying numbers and affordability. As a result the city is unable to fully achieve the housing needs for low and very low-income persons. The housing units could be either included in the housing development or in-lieu fees could be paid to assist housing at a different location.
Proposed Changes	Adoption of an inclusionary housing ordinance requiring new residential developments of 5 or more units to either provide housing affordable to low or very low-income persons or pay an in lieu fee for housing at a different location.
Results	This activity would create an ongoing program that would result in additional affordable housing. The goal would be 50 units of very low-income housing within the time frame of the Housing Element.
Comments	Inclusionary housing programs are used by many cities to provide affordable housing. The program would offer another tool in the city's ability to meet the regional housing needs.

21. Homelessness

The issue of homelessness is becoming more complex statewide. The state guidelines now require each city to consider this problem. While Camarillo may have an occasional homeless person passing through the area, the number of homeless in the city is low. Camarillo offers a "continuum of care" that addresses homeless needs including activities to prevent homelessness as well as emergency shelter and transitional housing. The RAIN transitional housing program is located in Camarillo. The city should continue to support countywide efforts and local organizations in their programs to assist those who are re-establishing themselves.

Responsible Agency	City Local Organizations
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	The city has funded agencies with CDBG funds and general funds including the RAIN project. The Consolidated Plan provides a detailed analysis of the city's support.
Comments	See Chapter 6 for a more detailed discussion of homelessness

22. General Plan Amendments

The city's General Plan identifies a number of housing opportunities as currently identified in earlier section of the element. Collectively it provides the opportunities for over 3,000 residential units to meet current and future regional housing needs. As general plan amendments are evaluated, lands should be considered for reuse, mixed-use and infill potential. An example would be the recent redesignation of an industrial property from Industrial to High Density Residential. As a result, 248 apartments will be built on the property of which 15 percent will be for low-income households. General Plan amendments should include programs for inclusionary housing for affordable housing opportunities through the designation of densities and land use types.

Responsible Agency	City of Camarillo
Time Frame	Ongoing
Present Limitations	None
Proposed Changes	None
Results	The city provided a mix of residential designations in the recently approved Village at the park Specific Plan. A total of 1,060 units including single family and multi-family. In addition, the recent General Plan amendment that redesignate underutilized industrial land to permit high density residential land uses will result in 248 residences of which 15 percent will be for low-income households.
Comments	The city is currently studying two general plan amendment requests that would provide opportunities for inclusionary units.

E. QUANTIFIED OBJECTIVES OF HOUSING PROGRAM

Implementation of the 7.5 year housing program as described above is anticipated to result in the construction or rehabilitation of the numbers and types of units shown in Table 11.

TABLE 11

Quantified Objectives				
Housing	Very Low	Low	Moderate	Above Moderate
Constructed*	194	373	819	2146
Rehabilitated	10	0	0	0
Conserved	260	50	0	0
Total	464	423	819	2146

- Includes completed, units under construction, approved for construction and land available for construction

Time Frame: This is reviewed on an annual basis with the preparation of the general plan annual report. The city's annual report is available for review on the city's web site; www.ci.camarillo.ca.us

CHAPTER TEN

ANNUAL REVIEW AND UPDATE

INTRODUCTION

It is important to monitor the status of the implementation of the housing element for a number of reasons. First of all, this has been the practice of the city for a number of years going back to the earlier versions of the housing element. This practice, as recommended by previous citizens committees, is deemed appropriate to be continued. Secondly, the state of California requires that an annual report be prepared by the city and submitted to the state. The City of Camarillo Community Development Department has achieved this over the years. In addition to preparing the report, the city has posted the report on its website at the request of the state as an example of how to report on the status of the implementation of the housing element and the other elements of the city's General Plan. Finally, this practice serves as a tool for monitoring the status of the implementation of the goals of this element. It allows for a way to consider the effectiveness of the programs and Regional Housing Need Assessment numbers contained in this element.

GOALS

Assure that the goals, implementation measures and specific housing programs in this document are pursued within the established time frame to the extent possible and continue to be compatible with other Elements of the General Plan.

POLICIES

1. Annual review by the Planning Commission and City Council of the Housing Element action programs and the following information be prepared and submitted by staff by July 1 of each calendar year:
 - a. An update of new residential building permits and building completion reports by type and price range of structures.
 - b. An update of the inventory of approved projects.
 - c. The median income of the area published annually by the federal government about April of each year.
 - d. Annual estimate of population from the State Department of Finance.
 - e. Vacant land and zoning inventory.
 - f. Household information if available.
 - g. Monitor Housing Element program statements for effectiveness in providing housing.

2. Complete the update of the Housing Element including re-assessment of goals, implementation measures, priorities, and programs during the calendar year 2003.
3. Review housing programs in relation to other Elements of the General Plan concerning open space, circulation, public facilities, seismic safety.
4. Conduct a review before the Planning Commission in conjunction with the annual review and encourage participation by all economic segments of the community.
5. Continue to make the General Plan Annual Report available for the public on the city's website.

ATTACHMENTS

ATTACHMENT A

RESIDENTIAL UNITS COMPLETED IN 1998 THROUGH 2000 *BY INCOME GROUP*

Project Number	Developer/Project Name	1998 Dwelling Units	1999 Dwelling Units	2000 Dwelling Units	Total Dwelling Units	Income Group
LD-241	Sorkness			1	1	High
LD-285	Glenbrook	1			1	High
LD-301	Corte Cerrito	1	1		2	High
LD-310	Encino	1			1	High
LD-396	Bella Rosa			3	3	High
LD-410/11	Grace Court			7	7	High
RPD's	CEDC			12	12	Very Low
RPD-98	Park Glen			18	18	Very Low
T-3318	Bella Vista	3	6	2	11	High
T-3694	Palm Colony		14	9	23	Moderate
T-3990	La Marina	1		1	2	High
T-4103/4	Garnidale Hills	4	4	18	26	High
T-4212	Vista Las Posas	1			1	High
T-4227	Spanish Hills	36	21	5	62	High
T-4297	Vina del Mar			3	3	High
T-4455	Ladera	4			4	High
T-4569	Los Arboles	33			33	Moderate
T-4645	Vista Las Posas	69	66	26	161	High
T-4679	Serape			8	8	High
T-4682	Mariposa	3	41	38	82	High
T-4758	Meadows		29	19	48	Moderate
T-4776	Kaufman and Broad		69	2	71	Moderate
T-4849	Greystone	56	42		98	Moderate
T-4866	Vista Camarillo	36	24		60	Moderate
T-4902	Spanish Hills Villas	4			4	High
T-4936/81	Adolfo Glen	48			48	High
T-4948	Sterling Hills		98	90	188	High
T-4995	Country Lane	37			37	Moderate
T-5022	Adolfo Glenn		88	17	105	High
T-5031	Crestview Estates		9		9	High
T-5077	San Simeon			4	4	High
T-5172	Sterling Hills			32	32	High
Misc.	Habitat	1			1	Low
Second D.U.'s		2	3	2	7	Very Low
TOTALS		324	512	313	1149	
SPECIAL NEEDS UNITS		126		160	286	

ATTACHMENT B

RESIDENTIAL UNITS UNDER CONSTRUCTION IN 2000 *BY INCOME GROUP*

Project Number	Developer/Project Name	Total Dwelling Units	Income Group
T-2910	Terra Bella	1	High
T-3318	Bella Vista	14	High
T-3694	Palm Colony	15	Moderate
T-3990	La Marina	1	High
T-4103	Garnidale	1	High
T-4103	Solano	28	High
T-4104	Garnidale	4	High
T-4127	Spanish Hills	10	High
T-4397	Western Pacific	35	High
T-4678	Bella Rosa	16	High
T-4758	Meadows	54	Moderate
T-4936	Adolfo Glenn	4	High
T-4945	Corte Madera	160	Low
T-4948	Sterling Hills	14	High
T-5127	Sterling Hills	28	High
T-5077	San Simeon	24	High
T-5127	Larwin	11	High
LD-285	Glennbrook	1	High
LD-289	Menta Lane	1	High
LD-335	Vista del Mar	1	High
LD-396	Bella Rosa	1	High
MISC.	E. Loop/ Santa Rosa Rd.	2	High
TOTAL		426	

AVAILABLE UNITS
(Updated)

(New Tract Construction Available For Sale In 1998)

Project/ Type	Price Range	Size of Units in Sq. Ft.	Value \$/Sq. Ft.	Size of Lots in Square. Feet.
Adolfo Glen (single family det.)	\$305,950 to \$370,950	1,609 to 2,937	125.98 to 190.15	5,500 sq. ft. min.
Country Lane (det. condominiums)	\$185,990 to \$215,490	1,324 to 1,904	113.18 to 140.48	detached condominium
Greystone Camarillo (det. condominiums)	\$209,990 to \$237,990	1,110 to 1,825	116.71 to 167.56	detached condominium
Los Arboles (townhomes)	\$158,990 to \$178,990	1,159 to 1,536	116.53 to 137.18	Condominium
Monarch (single family det.)	\$335,950 to \$380,950	2,242 to 3,026	125.89 to 149.84	6,500 sq. ft. min.
Palm Colony (townhomes)	\$204,900 to \$260,000	1,647 to 1,867	124.40 to 139.26	Condominium
Spanish Hills Estates (single family det.)	\$762,000 to \$976,000	4,470 to 5,015	170.47 to 194.62	1 acre and greater
Sp. Hills Golf Villas (townhomes)	\$238,000 to \$268,000	1,638 to 1,945	137.79 to 145.30	Condominium
Vista Camarillo (condominium units)	\$ 89,900 to \$138,900	735 to 1,059	122.31 to 131.16	Condominium
Vista Las Posas (single family det.)	\$326,950 to \$468,325	1,759 to 3,343	140.09 to 185.87	7,000 sq. ft. min. and larger

Source: City of Camarillo 1998 General Plan Annual Report

AVAILABLE UNITS
(Updated)

(New Tract Construction Available For Sale In 1999)

Project/ Type	Price Range	Size of Units in Sq. Ft.	Value \$/Sq. Ft.	Size of Lots in Square. Feet.
Adolfo Glen (single family det.)	\$305,950 to \$370,950	1,609 to 2,937	125.98 to 190.15	5,500 sq. ft. min.
Crestview Estates (single family det.)	\$674,900 to \$855,900	3,387 to 4,110	179.38 to 208.25	15,000 sq.ft. and greater
Greystone Camarillo (det. condominiums)	\$209,990 to \$237,990	1,110 to 1,825	116.71 to 167.56	Detached condominium
Kaufman & Broad (det. condominium)	\$240,000 to \$270,000	1,298 to 1,742	154.99 to 184.89	Detached condominium
Meadows (condominium)	\$253,990 to \$278,990	1,459 to 1,919	145.38 to 174.08	Detached condominium
Monarch (single family det.)	\$335,950 to \$380,950	2,242 to 3,026	125.89 to 149.84	6,500 sq. ft. min.
Palm Colony (townhomes)	\$204,900 to \$260,000	1,647 to 1,867	124.40 to 139.26	Condominium
Sterling Hills Classics (single family det.)	\$506,000 to \$560,000	2,684 to 3,511	159.50 to 188.52	7,000 sq. ft. min.
Sterling Hills Masters (single family det.)	\$550,000 to \$650,000	3,480 to 4,099	158.05 to 158.58	7,000 sq. ft. min.
Vista Camarillo (condominium units)	\$ 89,900 to \$138,900	735 to 1,059	122.31 to 131.16	Condominium
Vista Las Posas (single family det.)	\$326,950 to \$468,325	1,759 to 3,343	140.09 to 185.87	7000 min. and larger

Source: City of Camarillo 1999 General Plan Annual Report

AVAILABLE UNITS
(Updated)

(New Construction Available In 2000)

Project	Status	Unit Type	Floor Area	Lot Area (Square Feet)	Income Category
Casa de Sueno Scattered Lots	Completed	Apartments	921 to 1,049	—	Very Low
Corte Madera	Under Construction	Apartments	932 to 1,012	—	Low Moderate
Park Glenn Seniors	Completed	Apartments	576	—	Very Low
Brighton Gardens	Completed	Assisted Housing	Varies	—	Special Needs
Meadows	Under Construction	Condominiums	1,459 to 1,919	—	Moderate
Sterling Hills Villas	Under Construction	Condominiums	1,572 to 2,489	—	Upper
San Simeon	Under Construction	SFD	1,735 to 2,937	5,500	Upper
Vina del Mar	Under Construction	SFD	2,200 to 3,137	5,500	Upper
Sterling Hills Classics/Masters	Under Construction	SFD	2,684 to 3,511	7,000	Upper
Larwin	Under Construction	SFD	3,400 to 3,800	1 Acre	Upper
Solano	Under Construction	SFD	2,876 to 3,635	30,000 avg.	Upper
Bella Rosa	Under Construction	SFD	3,193 to 3,784	30,000 avg.	Upper
Grace Court	Completed	SFD	2,840 to 3,120	10,000	Upper
Collonades	Completed	SFD	2,865 to 3,017	10,000	Upper
Adolfo Glenn	Completed	SFD	1,609 to 2,937	5,500	Upper

Source: City of Camarillo 2000 General Plan Annual Report, September 2000

AVAILABLE UNITS

(New Construction Available in 2001)

Project	Status	Unit Type	Floor Area	Lot Area (Square Feet)	Income Category
Corte Madera	Under Construction	160 Apartments	932 to 1,012	—	Low
Alma Via	Completed	Assisted Housing	Varies	—	Special Needs
Meadows	Under Construction	Condominium	1,459 to 1,919	—	Moderate, Upper
Sterling Hills Villas	Under Construction	Condominium	1,572 to 2,489	—	Upper
San Simeon	Under Construction	SFD	1,735 to 2,937	5,500	Upper
Vina del Mar	Under Construction	SFD	2,200 to 3,137	5,500	Upper
Larwin Spanish Ridge	Completed	SFD	3,400 to 3,800	1 Acre	Upper
Solano	Under Construction	SFD	2,876 to 3,635	30,000 avg.	Upper
Bella Rosa	Under Construction	SFD	3,193 to 3,784	30,000 avg.	Upper
Terra Linda	Under Construction	SFD	1,746 to 2,743	5,500	Upper

ATTACHMENT C

UNITS COMPLETED IN 2001 BY INCOME GROUP

Project Number	Developer/ Project Name	Location/Tract	Dwelling Units	Income Group
T-3318	Bella Vista	Lots 7, 54	2	Upper
T-4103	Garnidale	Lots 53, 73, 74, 86, 102, 127	6	Upper
T-4103	Solano	Lots 1-3, 5-9, 115, 120-126, 128, 129, 132, 135-138	27	Upper
T-4104	Garnidale Hills	Lot 12	1	Upper
T-4227	Spanish Hills	Lots 42, 130	2	Upper
T-4397	Vina Del Mar	Lots 5-10, 12-14, 15-19, 20, 21, 49-58, 61-66, 68-76, 78, 80, 81	45	Upper
T-4678	Bella Rosa	Lots 3-16	14	Upper
T-4758	Meadows	Lots 8, 15, 31-34, 58-61, 87-108, 110-179, 189-197	116	Moderate, Upper
T-4945	Corte Madera	Buildings 1-14	160	Low
T-4948	Sterling Hills	Lots 9, 18-20, 43, 45, 58, 62-66, 68, 70	14	Upper
T-5077	San Simeon	Lots 27-30, 32-46, 49-60, 67-84	54	Upper
T-5078	Terra Linda	Lots 129-131	3	Upper
T-5126	Bella Rosa	Lots 14, 15, 25	3	Upper
T-5127	Spanish Ridge	Lots 1-11	11	Upper
CUP's	Various	---	2	Very Low
LD-285	Glenbrook	Lot 4	1	Upper
LD-335	Via Terrasol	Lot 3	1	Upper
---	East Loop	Lot 1	1	Upper
Total Dwellings Completed Since January 1, 2001			494	
CUP-196	Alma Via	Special Needs	90	Special Needs

QUANTIFIED OBJECTIVES OF HOUSING PROGRAM - ANNUAL (7.5 YEAR)

	By Target Income Group				
	Very Low	Low	Moderate	Upper	Special Needs
Number of Units Completed 1998-2001	34	189	489	971	250
Number of Units Under Construction or Completed 2002	--	---	---	375	---
Units Approved for construction-See monthly report	---	41	170	500	---
Land Available for Construction *	100	100	160	300	
Rehabilitation of Units (CDBG)	10	---	---	---	
Conservation of Units 160+100+40	260	50	---	---	
Implementation of Programs	60	43	---	---	
Total Units	464	333	819	2146	250**
RHNA Goal	(420)	(229)	(410)	(742)	

* This does not include all units shown in Chapter 3. This reflects what might occur.

** These units will assist in categories not yet satisfied.

Time Frame: This is reviewed on an annual basis with the preparation of the general plan annual report.
The city's annual report is available for review on the city's web site; www.ci.camarillo.ca.us

(f:\GenPlan HOUSING Element\2000 update DOC mar12 03)

